

BROOKLINE HOTEL

25 Washington Street, Brookline MA

presentation to: Town of Brookline

1 June 2016

Brookline Hotel - massing alternatives

Exhibit A to Schedule A of First American Title Insurance Company's Commitment for Title Insurance for 25 Washington Street, Town of Brookline, Effective Date August 31, 2015 (Continued).

Parcel One:
A certain parcel of land with the buildings thereon situate and now numbered 690 and 692 on Brookline Avenue, bounded and described as follows: Northwestern by Brookline Avenue fifty-three and 29/100 feet (53.29); Northeastern by land formerly of John Dillon and now or late of Charles A. Crush at (44.51) feet; Southernly by land now or late of Yannacopoulos forty-seven and 81/100 (47.08) feet; and Southernly by land now or late of Curry seventy-four (74.00) feet. Containing 5,924 square feet.

Parcel Two:
A certain parcel of land with the buildings thereon situate and now numbered 9 and 11 on Washington Street, bounded and described as follows: Southernly by said Washington Street twenty-two (22.00) feet; Westernly by the lot hereinafter described fifty-nine and 30/100 (59.30) feet; Northernly five (5.00) feet and Northernly eighteen and 44/100 (18.44) feet by land now or late of Curry, and Easternly by land now or late of Yannacopoulos sixty-three and 75/100 (63.75) feet. Containing 1,300 square feet.

Parcel Three:
A certain parcel of land with the buildings thereon situate and now numbered 13 and 15 on said Washington Street, bounded and described as follows: Southernly by said Washington Street twenty-two and 07/100 (22.07) feet; Westernly by land now or late of Oriolito, thirty-nine and 02/100 (39.02) feet; Northernly by the same land seventeen and 50/100 (17.50) feet and by the parcel hereinafter described twelve (12.00) feet and Easternly by the second parcel herein described fifty-nine and 30/100 (59.30) feet. Containing 1,047 square feet.

Parcel Four:
A certain parcel of registered land lying Northwesternly of the third parcel herein described, bounded and described as follows: Westernly by Lot A as shown on the plan hereinafter referred to eighteen and 56/100 (18.56) feet; Northernly by land now or formerly by Charles H. Stearns at (18.56) feet; Southernly by land now or formerly of Israel Jacobs ten and 50/100 (10.50) feet; Easternly by land now or formerly of Israel Jacobs ten and 50/100 (10.50) feet; Southernly by land now or formerly of Israel Jacobs six and 45/100 (6.45) feet; Southernly by land now or formerly of Israel Jacobs and of Eva Jacobs fifty-four and 75/100 (54.75) feet. Said parcel is shown as Lot A on a plan drawn by Aspinwall & Lincoln, Civil Engineers dated Feb. 9, 1924, as approved by the Land Court, filed in the Land Registration Office on Plan No. 72476, a copy of a portion of which is filed with the Norfolk Registry District with Certificate of Title No. 7071, in Volume 36, and is described in Certificate of Title No. 7072, in said Registry District.

Parcel Five:
A certain parcel of registered land with the buildings thereon situate and now numbered 706 and 708 on Brookline Avenue, bounded and described as follows: Northwesternly by Brookline Avenue thirty-eight and 60/100 (38.60) feet; Northernly by land now or formerly of Charles H. Stearns at (38.60) feet; Southernly by land now or formerly of Israel Jacobs ten and 50/100 (10.50) feet; Easternly by land now or formerly of Israel Jacobs six and 45/100 (6.45) feet; Southernly by land now or formerly of Israel Jacobs and of Eva Jacobs fifty-four and 75/100 (54.75) feet. Said parcel is shown as Lot A on a plan drawn by Aspinwall & Lincoln, Civil Engineers dated Feb. 9, 1924, as approved by the Land Court, filed in the Land Registration Office on Plan No. 72476, a copy of a portion of which is filed with the Norfolk Registry District with Certificate of Title No. 7071, in Volume 36, and is described in Certificate of Title No. 7072, in said Registry District.

ZONING NOTE

ZONING DESIGNATION: I-1.0 (INDUSTRIAL)

MINIMUM FRONT YARD	=	REQUIRED	EXISTING
		40 FT	23.0 FT (RIVER RD)
			35.3 FT (WASHINGTON ST)
			24.1 FT (BROOKLINE AVE)
MINIMUM CANOPY SETBACK	=	5 FT	5.4 FT
MINIMUM PUMP SETBACK	=	12 FT	15.3 FT
MINIMUM SIDE YARD	=	NONE	N/A
MINIMUM REAR YARD	=	NONE	16.8 FT
MINIMUM BUILDING HEIGHT	=	40 FT	14.2 FT
MINIMUM LOT AREA	=	10,000 S.F.	19,051 S.F.
MINIMUM STREET FRONTAGE	=	100 FT	486.54 FT
MAXIMUM F.A.R.	=	1.0	0.198
PARKING FORMULA	=	1 SPACE PER 800 S.F. OF GROSS FLOOR AREA	0

"REQUIRED" INFORMATION SHOWN HEREON IS TAKEN FROM PZR REPORT FOR 25 WASHINGTON STREET, BROOKLINE MA, PZR SITE NUMBER 87615-1
"EXISTING" INFORMATION SHOWN HEREON IS TAKEN FROM THIS SURVEY.

INTERIOR PARCEL DETAIL:

SCALE 1"=20'



Exhibit A to Schedule A of First American Title Insurance Company's Commitment for Title Insurance for 25 Washington Street, Town of Brookline, Effective Date August 31, 2015 (Continued).

Parcel Six:
A certain parcel of land with the buildings thereon situate and now numbered 698 on Brookline Avenue, bounded and described as follows: Northwesternly by said Brookline Avenue forty-five and 13/100 (45.13) feet; Northernly by land now or late of Warren seventy-four (74.00) feet; Southernly in part by land now or late of Yannacopoulos and in part by land now or late of Warren twenty-eight and 28/100 (28.28) feet; Southernly by the lot mentioned land five (5.00) feet; Southernly fifty-six and 17/100 (56.17) feet in part by other land now or late of said Warren; being the premises described in Certificate of Title No. 7072 issued from the Norfolk Registry District, and in part by land now or late of Nicholas, being the premises described in Certificate of Title No. 11228 in said Registry District. Containing 2,047 square feet.

Parcel Seven:
The land in Brookline, together with the buildings thereon, and shown as Lots A and B on a plan of land in Brookline, Aspinwall & Lincoln, Civil Engineers, dated June 5, 1925, and recorded with Norfolk Deeds, Book 1711, Page 475, and bounded and described as follows:

Commencing at the Southeastern corner of said premises on Washington Street by land now or formerly of James J. Warren, running Northernly and bounded Easternly by said land now or formerly of said James J. Warren, thirty-nine and 8/100 (39.08) feet to a stake three (3) feet six (6) inches from the end of the building formerly standing thereon; thence running Northernly seventeen and 50/100 (17.50) feet, bounded by land now or formerly of said James J. Warren, to a stake; thence turning and running Westernly bounded Northernly by land now or formerly of said James J. Warren, ten and 50/100 (10.50) feet; thence turning and running Southernly bounded Westernly by land now or formerly of said James J. Warren fourteen and 17/100 (14.17) feet to the corner of the dwelling house which formerly stood thereon; thence turning and running Westernly bounded by a 3-foot passageway and land now or formerly of James J. Warren fifty-four and 75/100 (54.75) feet to Brookline Avenue; thence turning and running Southernly by said Brookline Avenue fifty-two and 3/100 (52.03) feet; thence turning and running at the junction of Brookline Avenue and Washington Street in a Southeastern direction as shown on said plan, seven and 79/100 (7.79) feet; thence turning and running Easternly by said Washington Street eighty-three and 96/100 (83.96) feet to the point of beginning; together with the right to pass and re-pass at all times over said 3-foot passageway.

Parcel Eight:
All of that certain parcel of land situate in Brookline in the County of Norfolk and said Commonwealth, bounded and described as follows:

Easternly by the Westernly line of River Road, forty-five and 67/100 (45.67) feet; Southernly by the Westernly line forming the junction of said River Road and Washington Street, thirty-two and 69/100 (32.69) feet; Southernly by the Northernly line of said Washington Street, thirty-eight and 72/100 (38.72) feet; and Westernly, sixty-three and 81/100 (63.81) feet and Northernly, fifty-six and 92/100 (56.92) feet, by land now or formerly of the Gulf Oil Corporation.

All of said boundaries are determined by the Land Court to be located as shown upon plan numbered 2531A, which is filed in Norfolk Registry District with Certificate No. 3321, Book 267, the same being compiled from a plan drawn by William S. Crocker, Civil Engineer, dated June 15, 1954, and additional data on file in the Land Registration Office, all as modified by and approved by the Court.

Note: The land depicted herein is the same parcel as described in First American Title Insurance Company's Commitment for Title Insurance for 25 Washington Street, Brookline MA, Effective Date: August 31, 2015.

LIST OF SIGNIFICANT OBSERVATIONS:

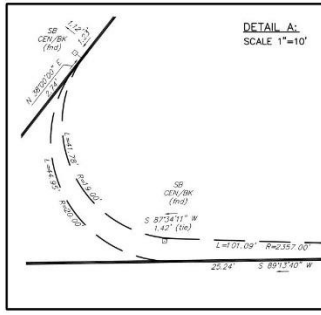
- ABUTTER'S BUILDING ENDOACHES ONTO LOCUS BY UP TO 0.3 FEET.
- TRAFFIC CONTROL BOX ENDOACHES ONTO LOCUS BY UP TO 1.1 FEET.
- LOCUS CURBING ENDOACHES INTO BROOKLINE AVENUE BY UP TO 1.3 FEET.



UNDERGROUND UTILITIES WERE NOT INVESTIGATED. AS PART OF THIS WORK EFFORT, BEFORE DESIGN AND CONSTRUCTION, CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

DETAIL A:

SCALE 1"=10'



AS-SURVEYED DESCRIPTION

Beginning at a point on the southeasterly sideline of Brookline Avenue, said point being the most northerly corner of the parcel herein described; thence running

- S 61°18'00" E 33.94' to a point; thence turning and running 55.53' to a point of non-tangency at the sideline of River Road; thence turning and running 74.53' by a curve to the left having a radius of 200.0' to a point; thence turning and running 15.67' to a point of non-tangency; thence turning and running 32.72' by a curve to the right having a radius of 20.0' to a point; thence turning and running 38.72' to a point; thence turning and running 70.05' to a point; thence turning and running 57.94' to a point; thence turning and running 7.79' to a point; thence turning and running N 38°00'00" E 189.12' to the POINT OF BEGINNING.
- Containing 19,051 square feet or 0.437 acres, more or less.

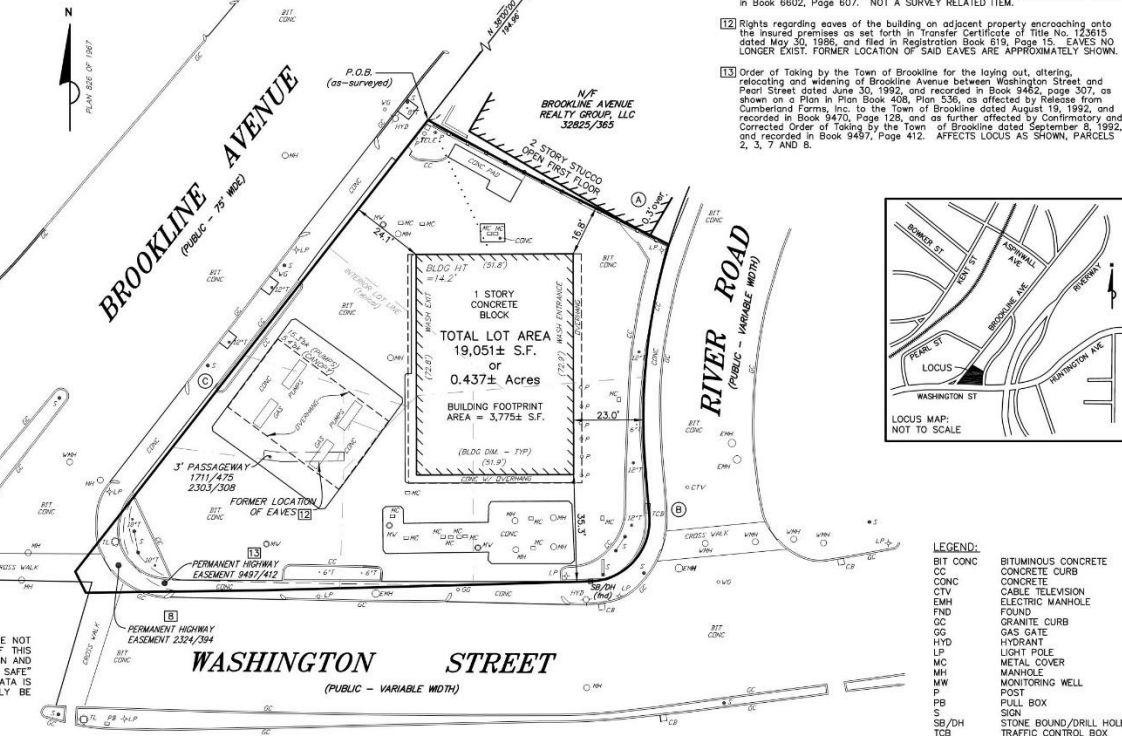
FLOOD NOTE

THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP No. 25021C0053E, EFFECTIVE DATE: JULY 17, 2012.

NOTES:

- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED WERE OBSERVED.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
- THE BUILDING NUMBER WAS NOT OBSERVED.
- THE PREMISES HAS NO SPACES MARKED FOR PARKING.

7) OWNER: CUMBERLAND FARMS, INC
DEED BOOK 7074 PAGE 409
LAND COURT DOC NO. 490909
ASSESSORS PARCEL 135-01-01



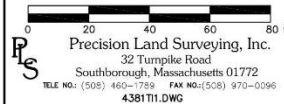
- LEGEND:**
- | | |
|----------|------------------------|
| BIT CONC | BITUMINOUS CONCRETE |
| CC | CONCRETE CURB |
| CONC | CONCRETE |
| CTV | CABLE TELEVISION |
| MH | CONCRETE MANHOLE |
| FND | FOUND |
| CC | GRANITE CURB |
| GC | GAS GATE |
| HYD | HYDRANT |
| LP | LIGHT POLE |
| MC | METAL COVER |
| MH | MANHOLE |
| NW | MONITORING WELL |
| P | POST |
| PB | PULL BOX |
| SD | STONE BOUND/DRILL HOLE |
| SB/DH | STONE BOUND/DRILL HOLE |
| TCL | TRAFFIC CONTROL BOX |
| TL | TRAFFIC LIGHT |
| WG | WATER GATE |
| WMH | WATER MANHOLE |
| 12T | 12" TREE |

#25 WASHINGTON STREET

ALTA/ACSM LAND TITLE SURVEY IN

BROOKLINE, MA (NORFOLK COUNTY)

SCALE: 1"= 20' DATE: AUGUST 28, 2015



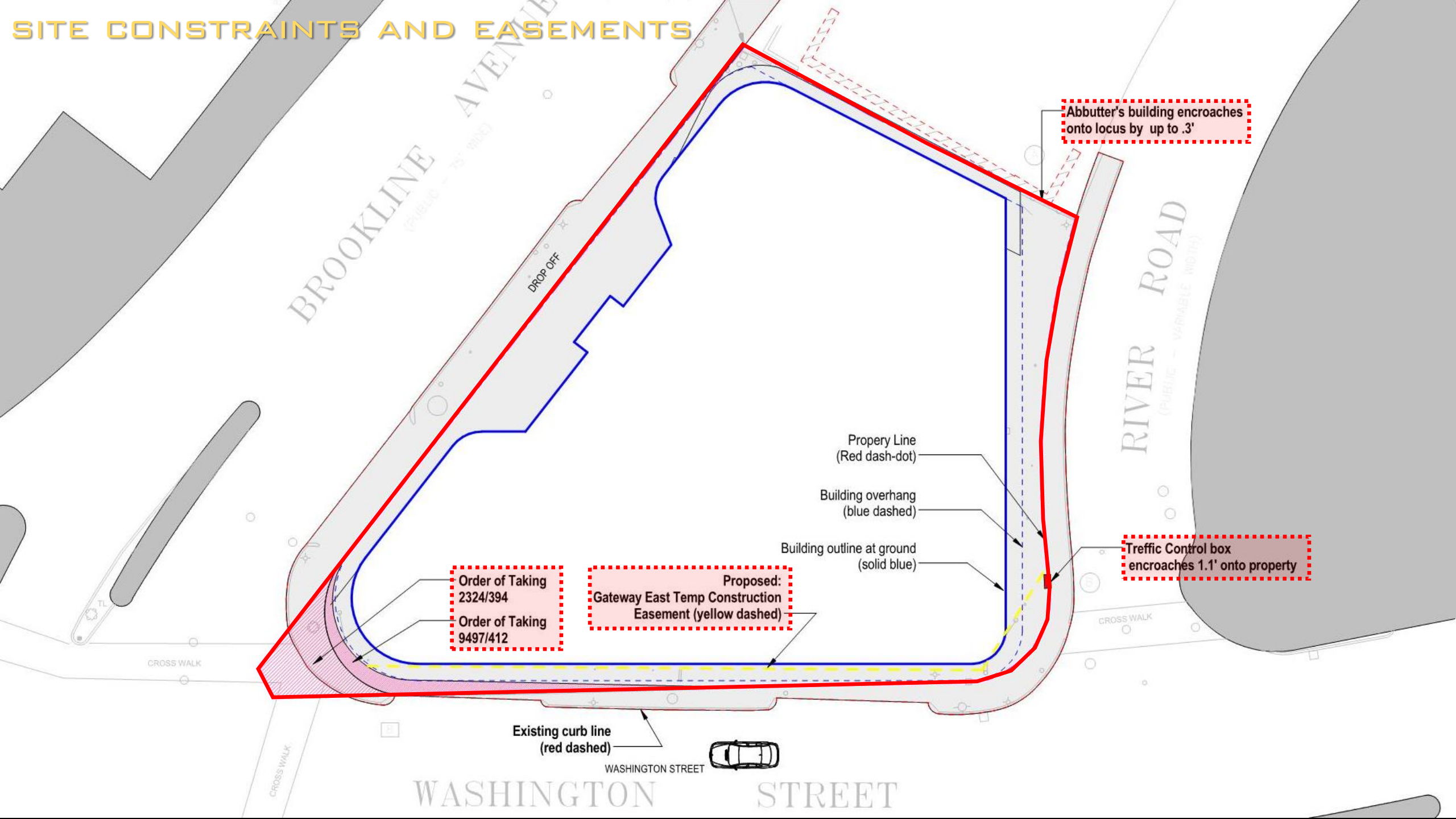
PROGRESS

Michael A. Pustizzi, PLS
Registration No. 4505
in the Commonwealth of Massachusetts
Date of Survey: August 28, 2015
Date of Last Revision: September 30, 2015

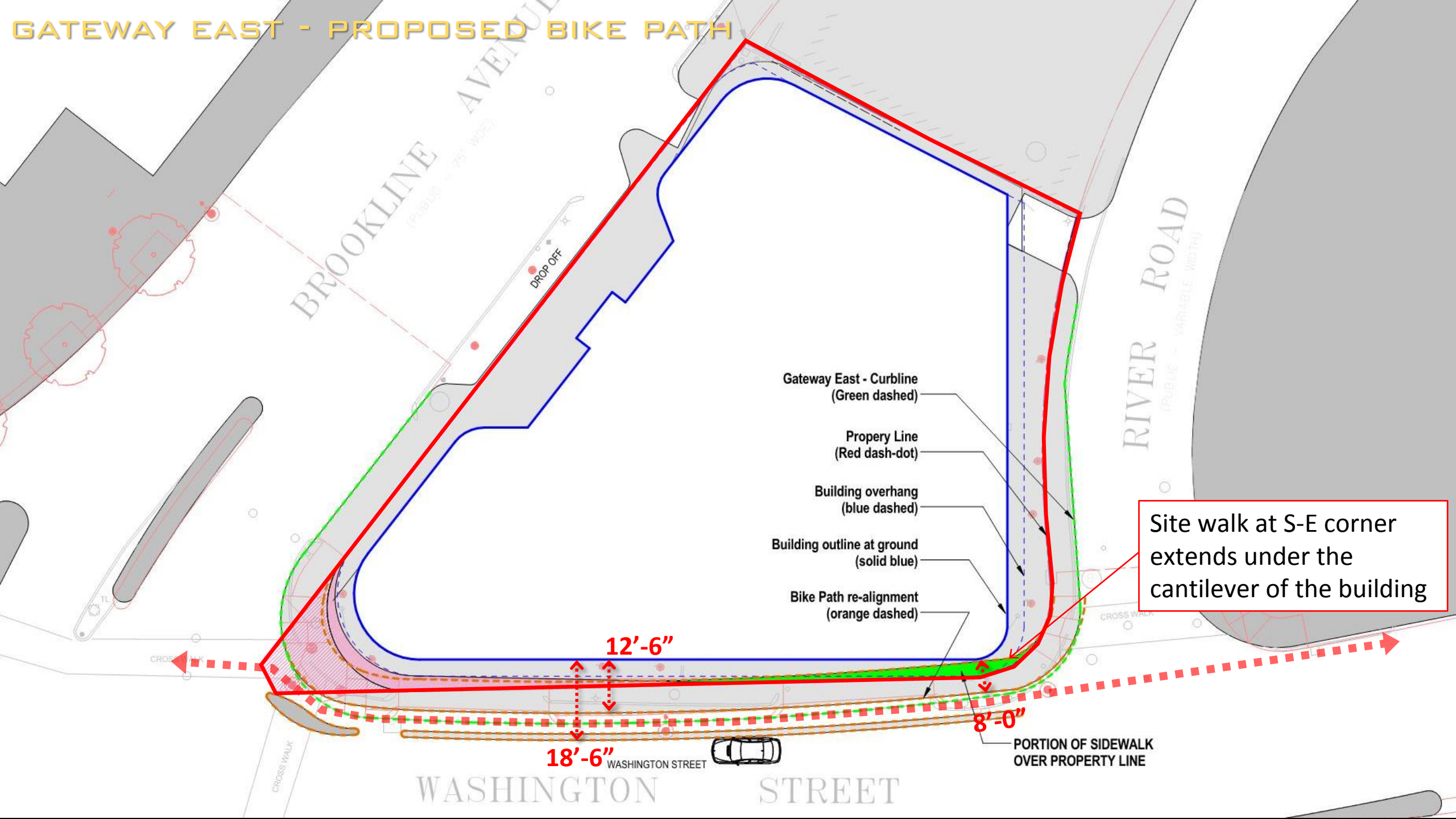
To: Benkopf Goodman LLP, First American Title Insurance Company and
Clement Brookline Development, LLC, a Massachusetts limited liability
company, and each of their successors and/or assigns as their interests
may appear

This is to certify that this map or plat and the survey on which it is
based were made in accordance with the 2011 Minimum Standard Detail
Requirements for ALTA/ACSM Land Title Surveys, jointly established and
adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b,
7c, 8, 9, 10a, 13, 14, 16, 17, 18, and 21 of Table A thereof. The field
work was completed on August 28, 2015.

INTS AND EASE



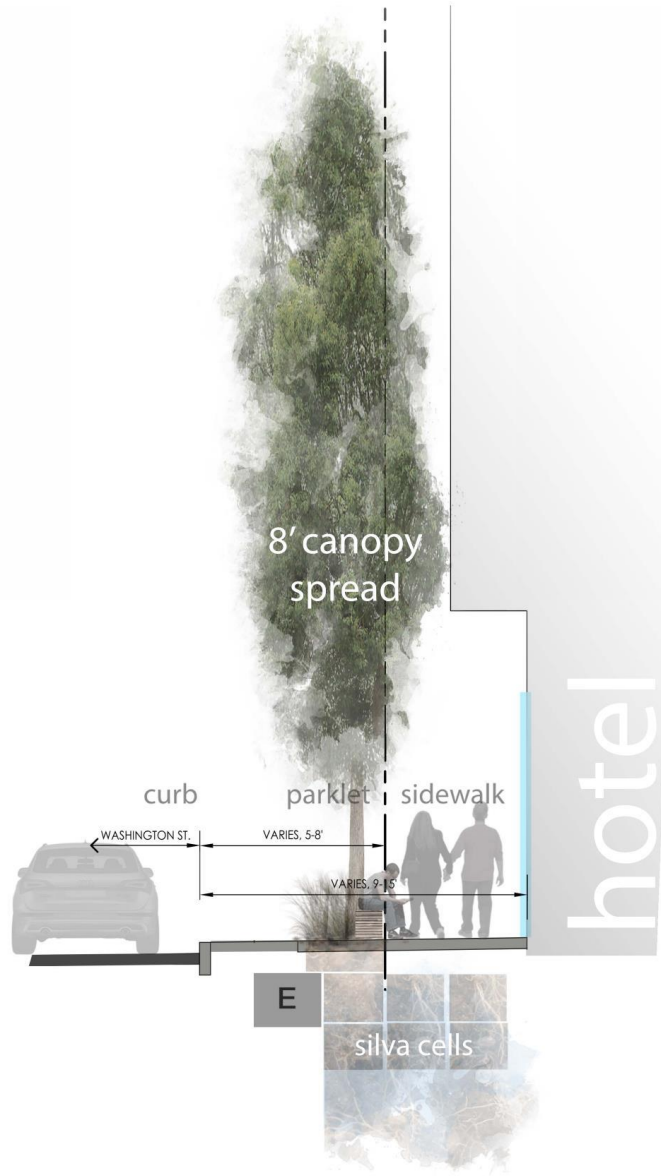
GATEWAY EAST - PROPOSED BIKE PATH



LANDSCAPE PLAN

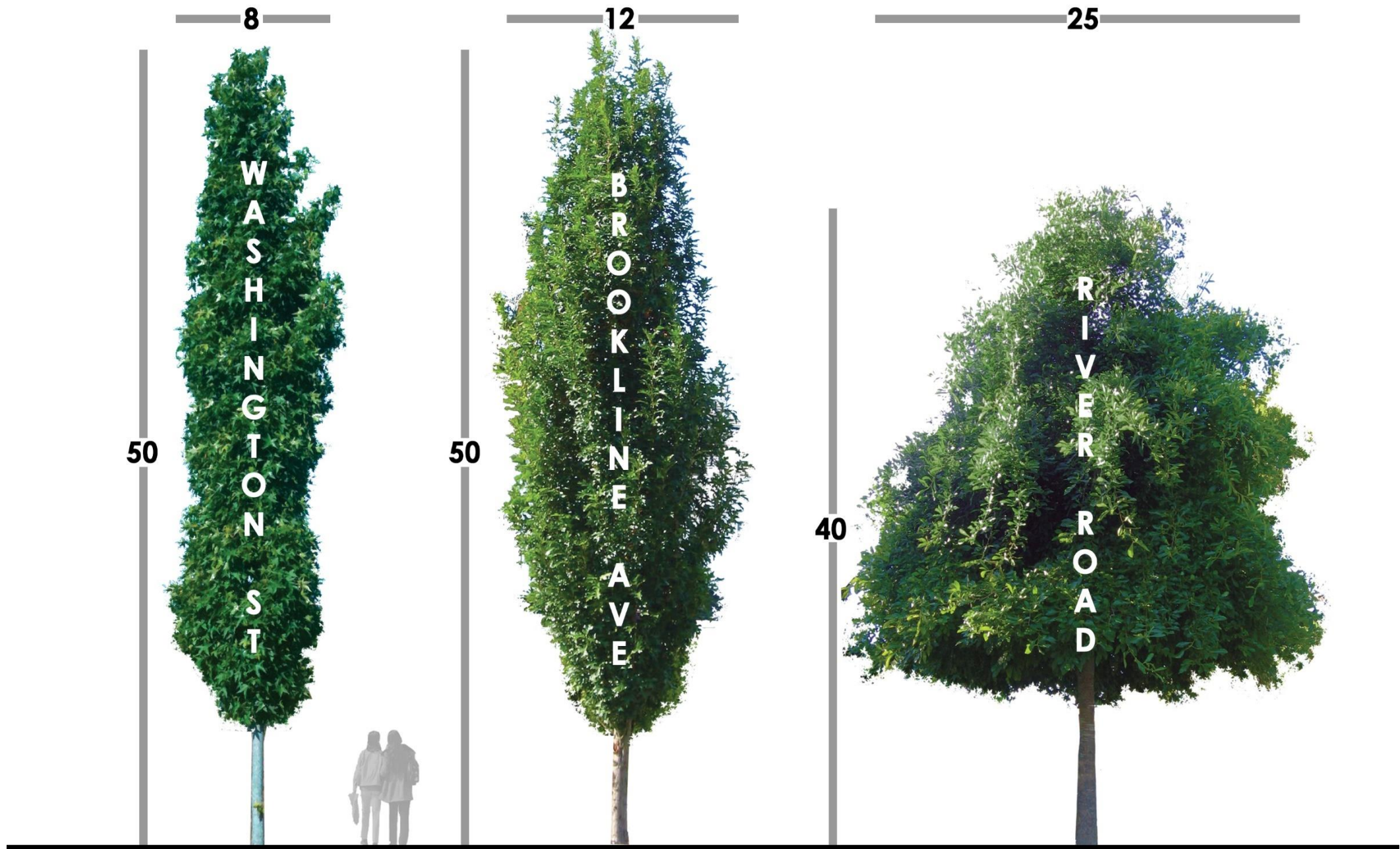


Gateway East Design (25% 2012)



Current Gateway East Design





'Slender Silhouette' Sweetgum
Liquidambar styraciflua 'Slender Silhouette'

'Green Pillar' Oak
Quercus palustris 'Pringreen'

Black Tupelo
Nyssa sylvatica

EXTENDED LANDSCAPE PLAN



LOOKING WEST ON WASHINGTON ST.



LOOKING SOUTH ON RIVER RD.



VIEW TO RIVER RD.



VIEW TO RIVER RD.



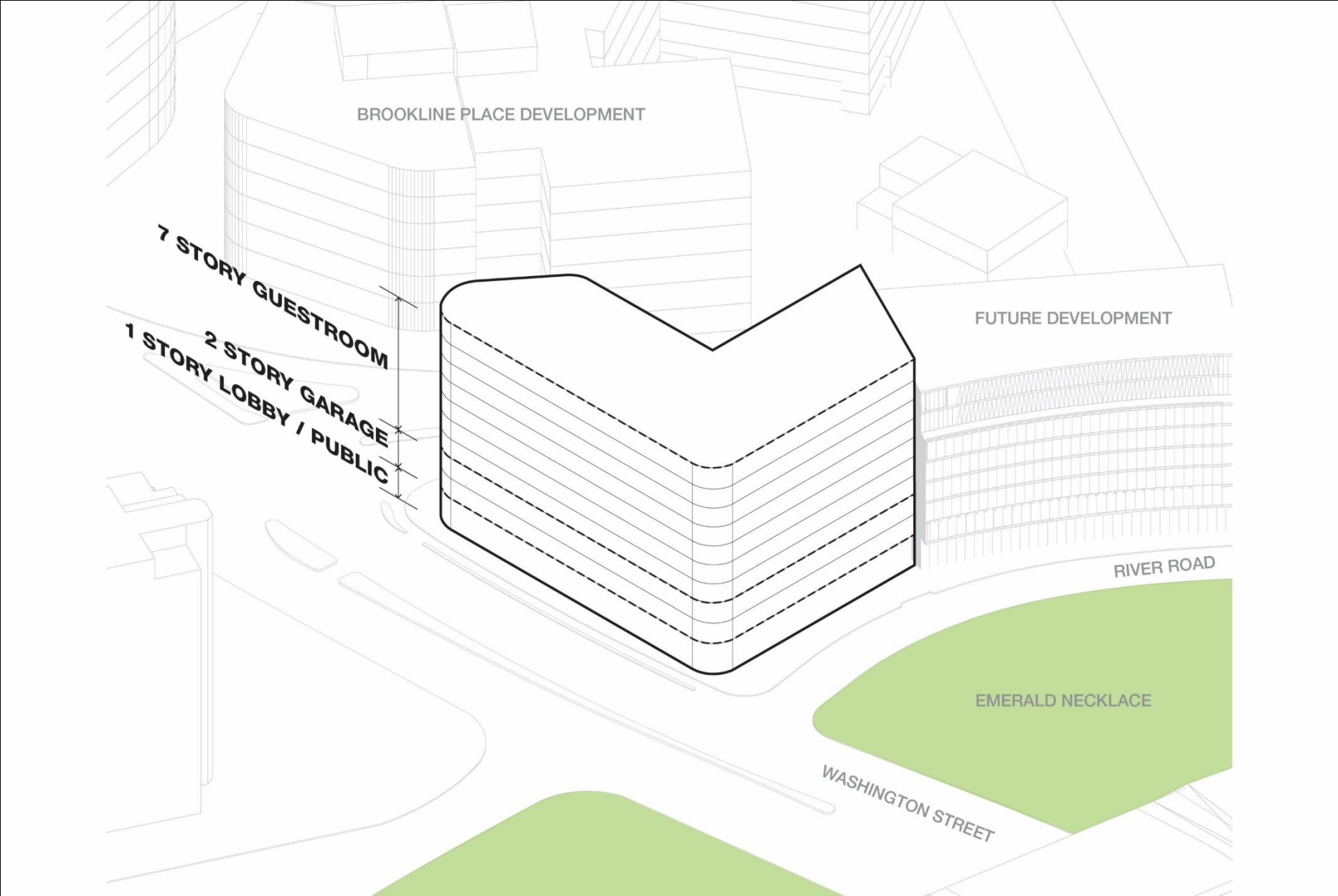
LOOKING EAST AT BROOKLINE AND WASHINGTON



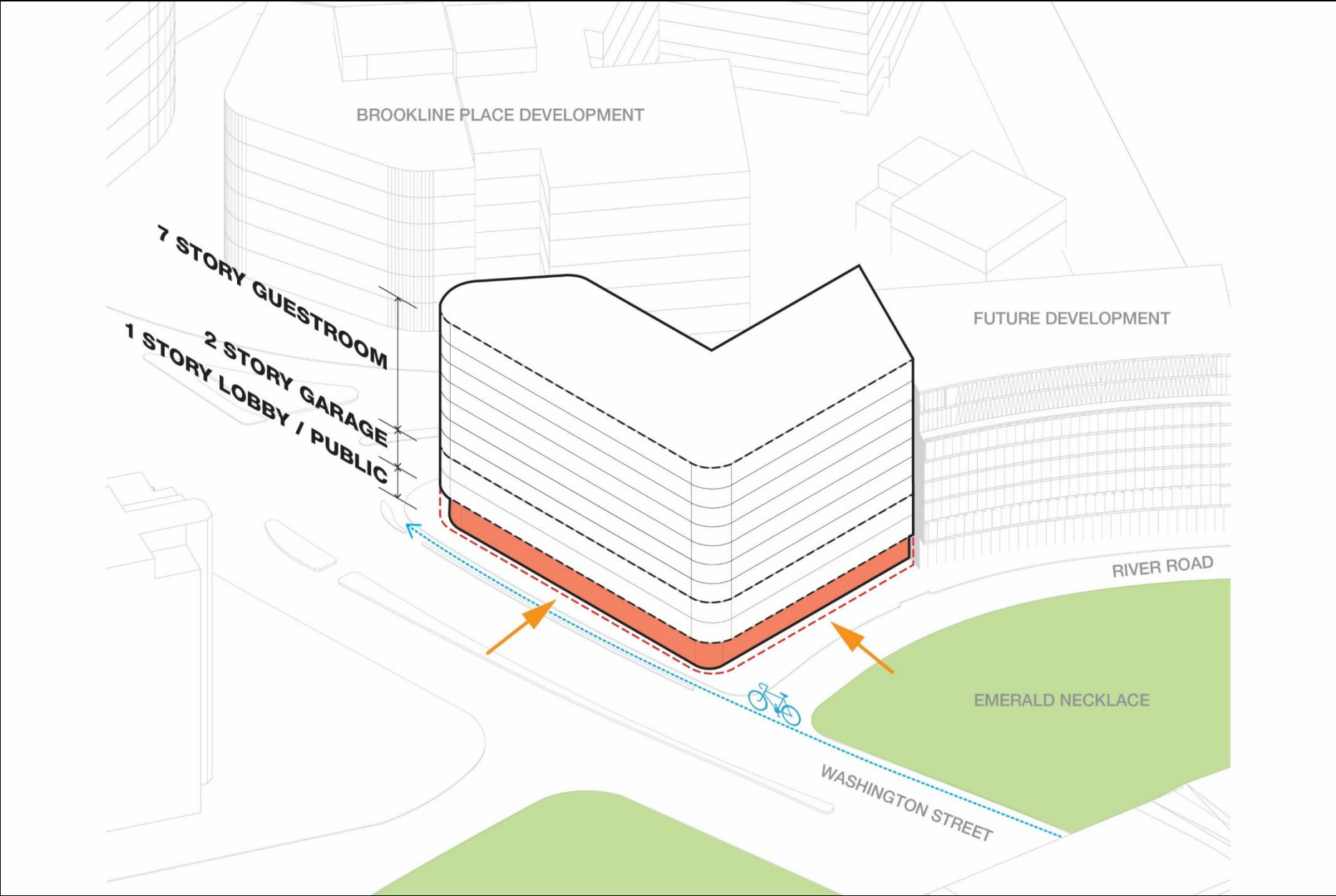
MASSING STUDY - SITE PLAN



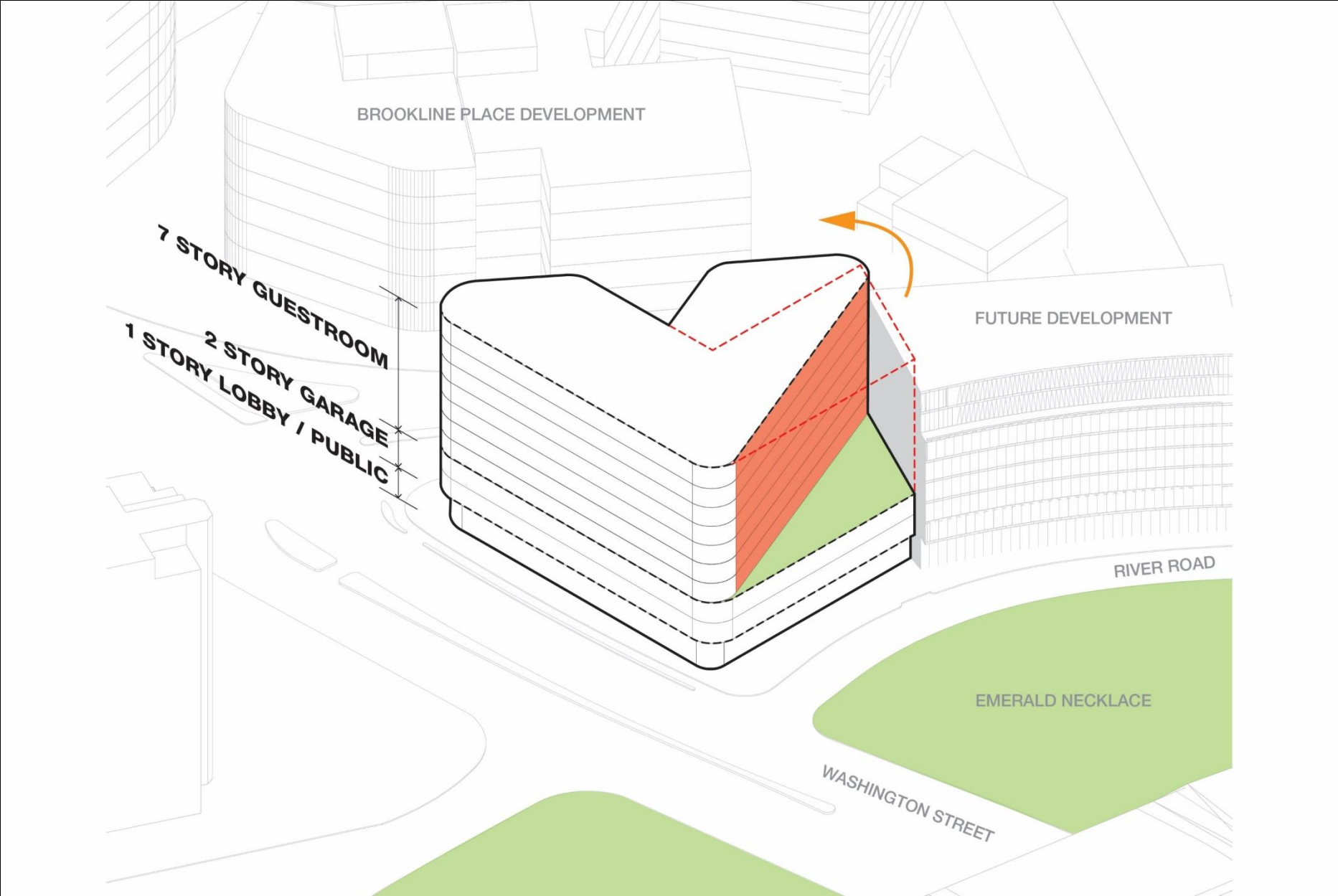
ALL LEVEL AT 10 STORIES



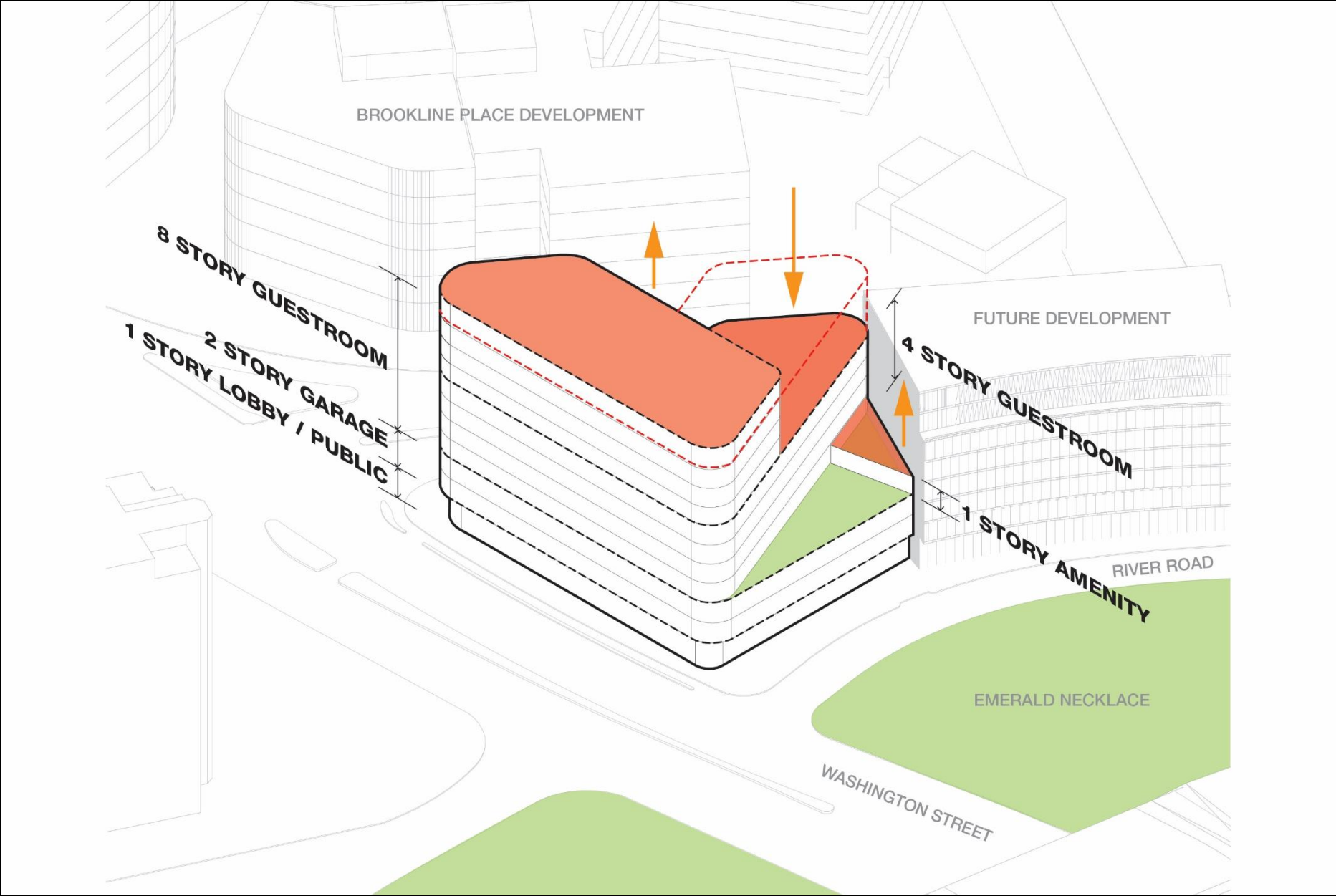
GROUND LEVEL SET BACK



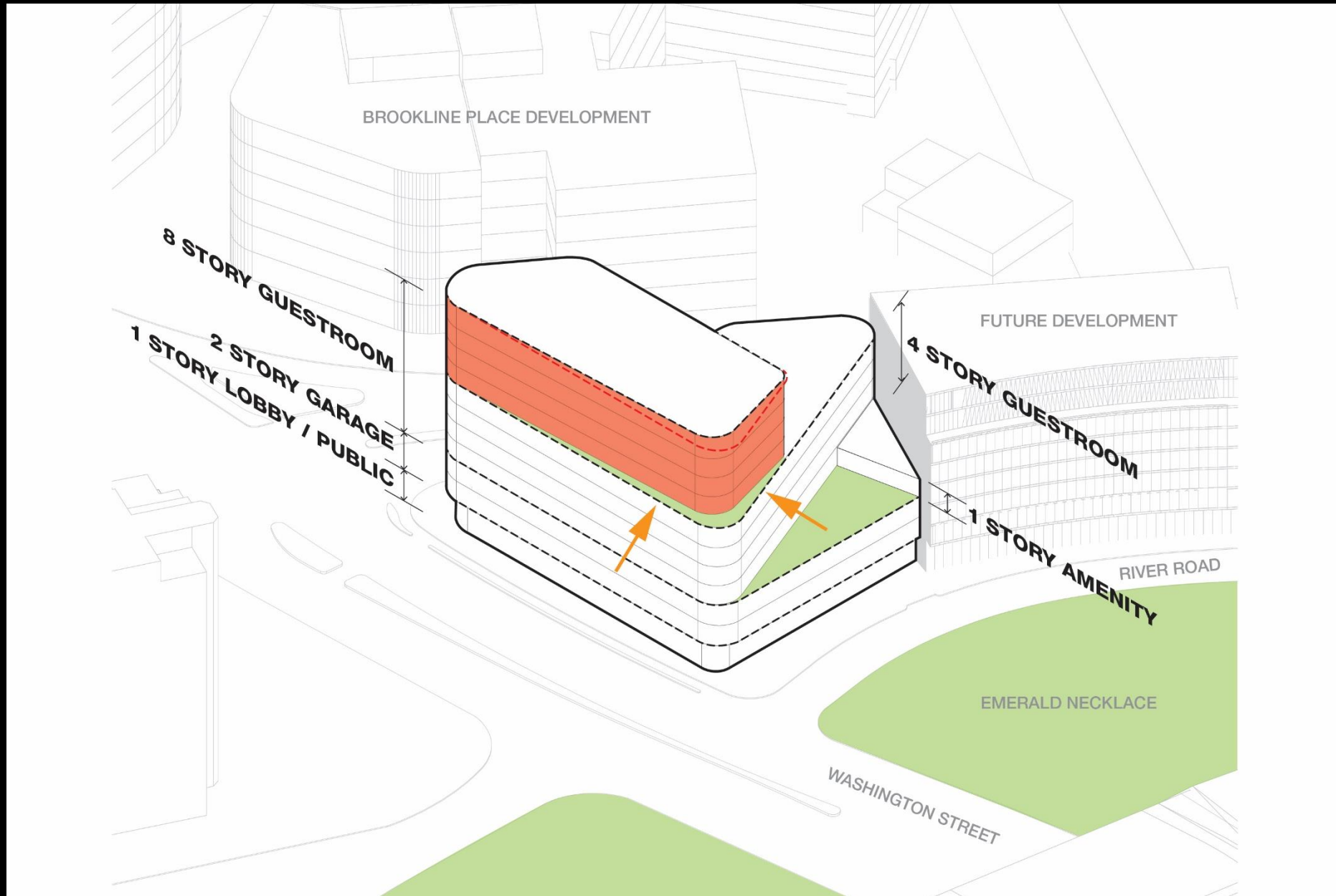
BEND MASS – SCALING TO PARK



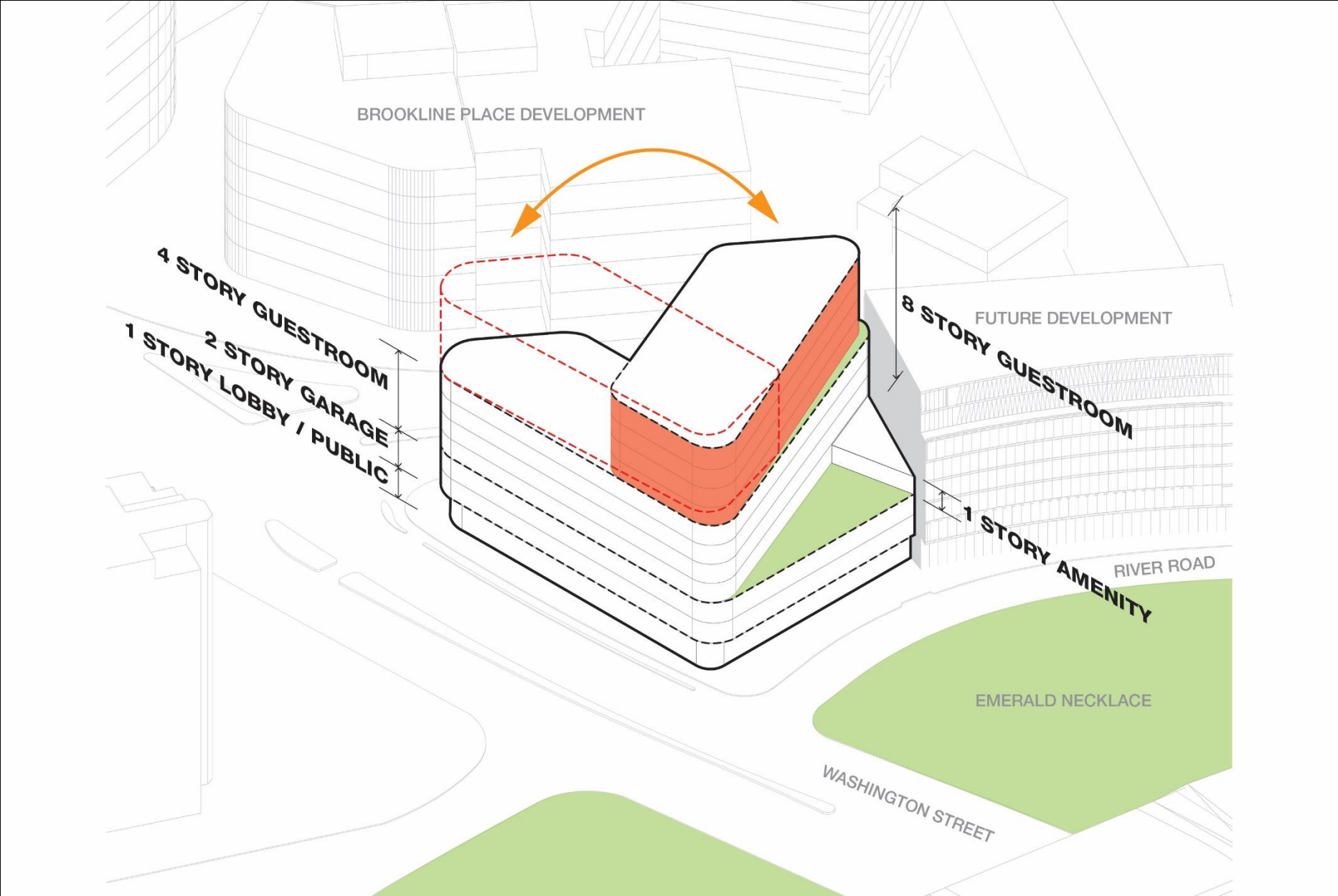
EXTRUDE MASS – SCALING TO PARK



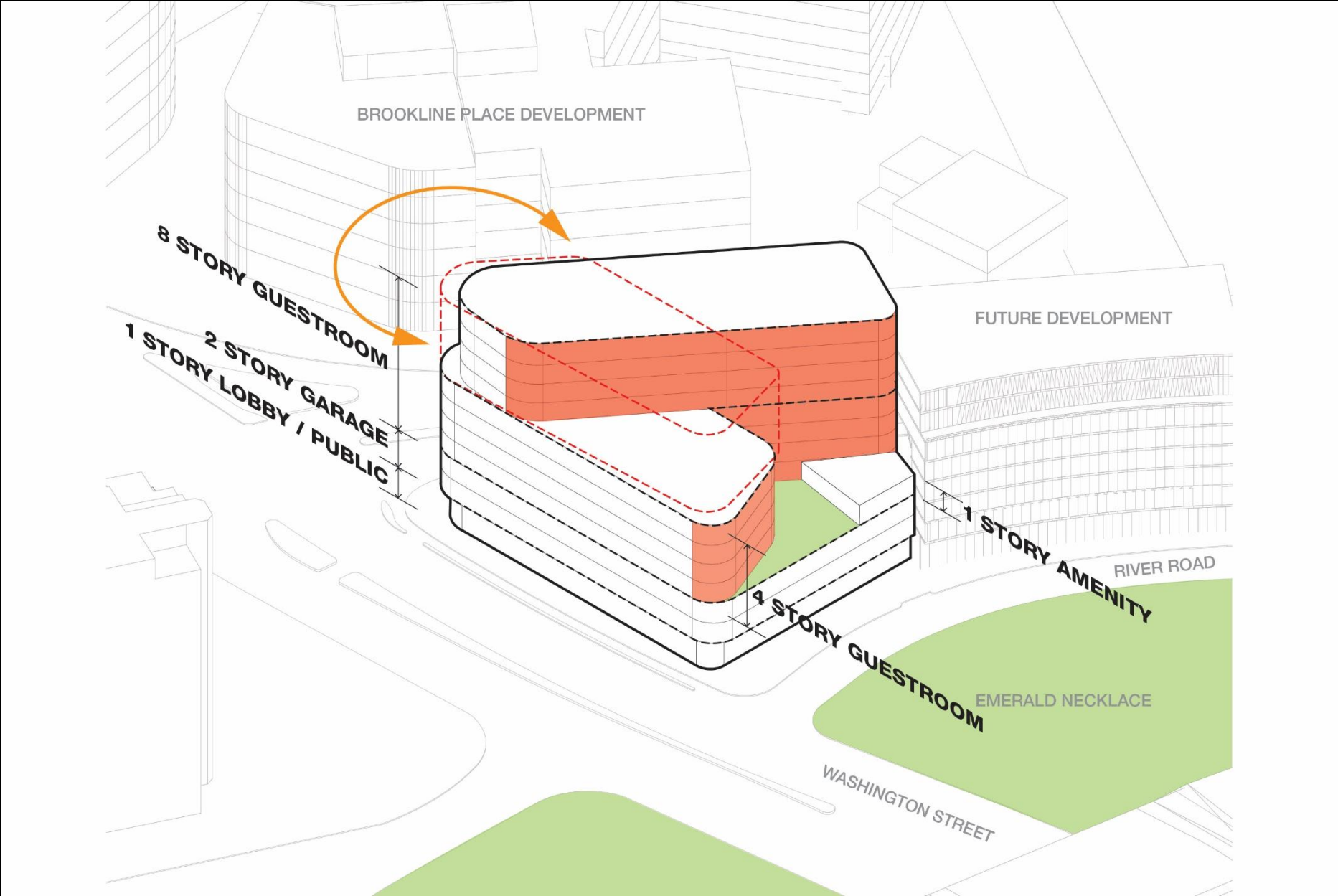
TOP MASS SET BACK

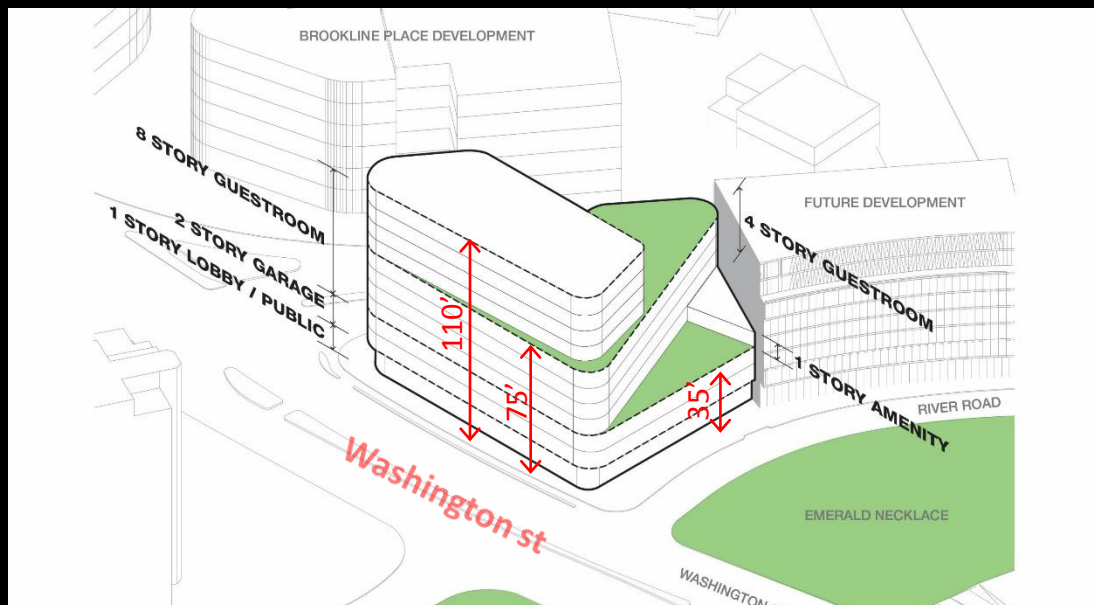


HEIGHT AT SITE CENTER

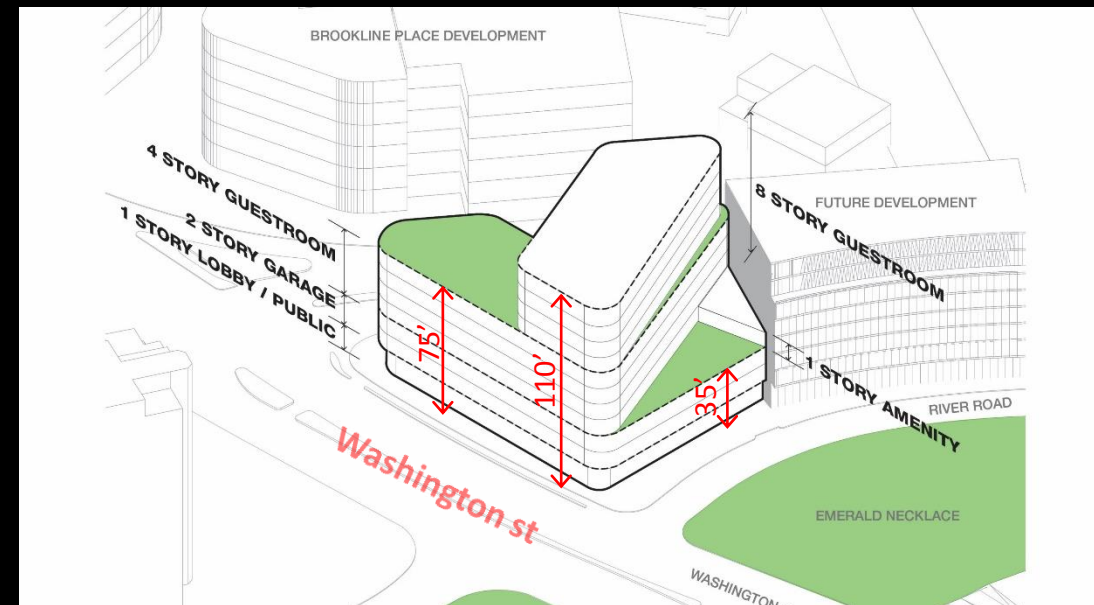


HEIGHT AT BROOKLINE AVE.

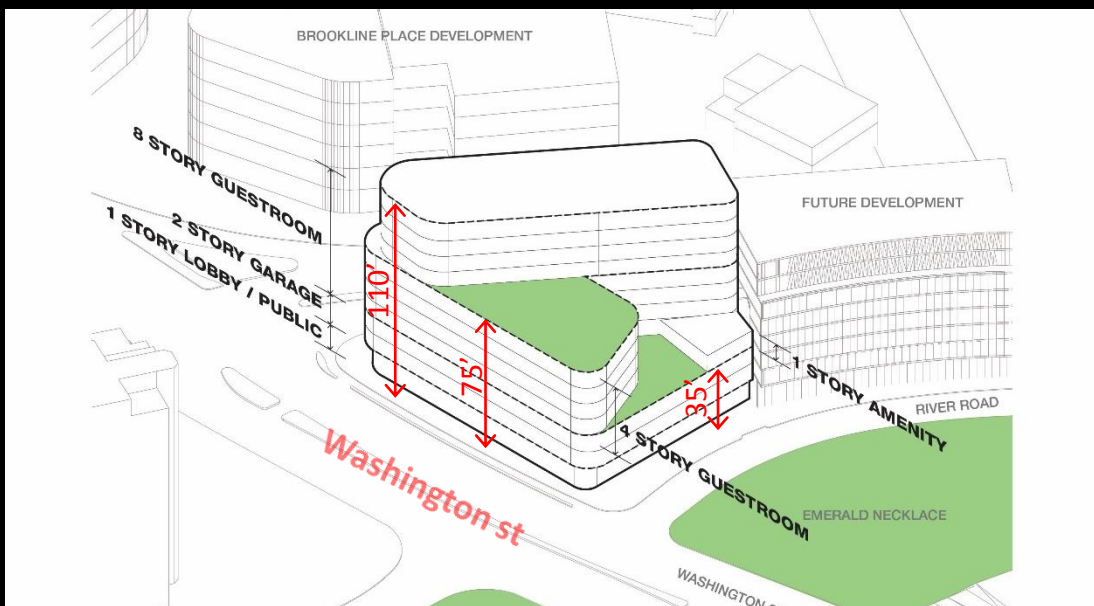




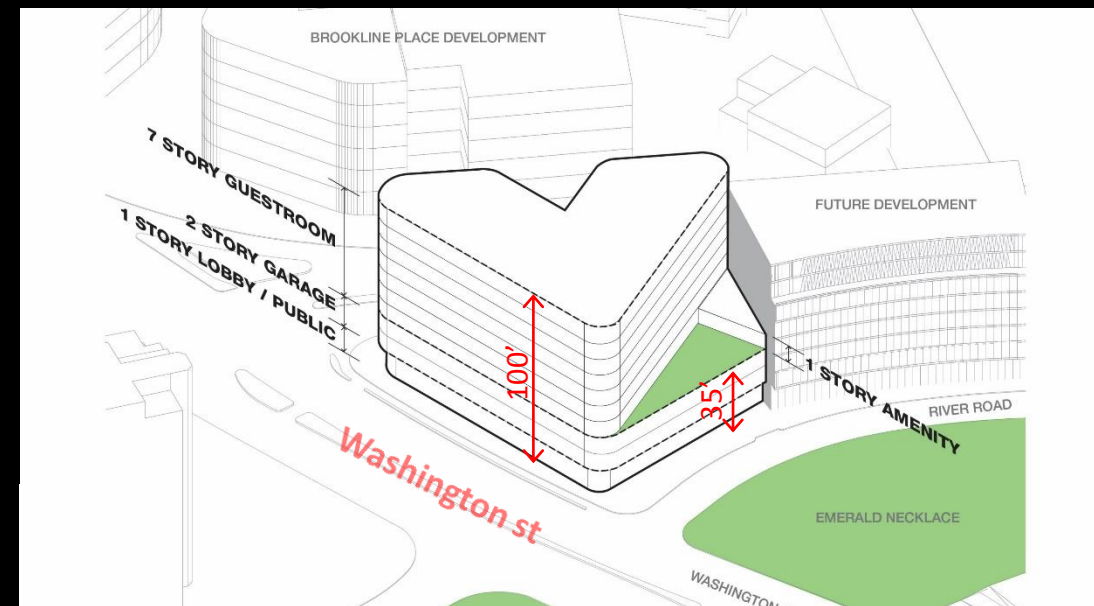
SCHEME 1



SCHEME 2

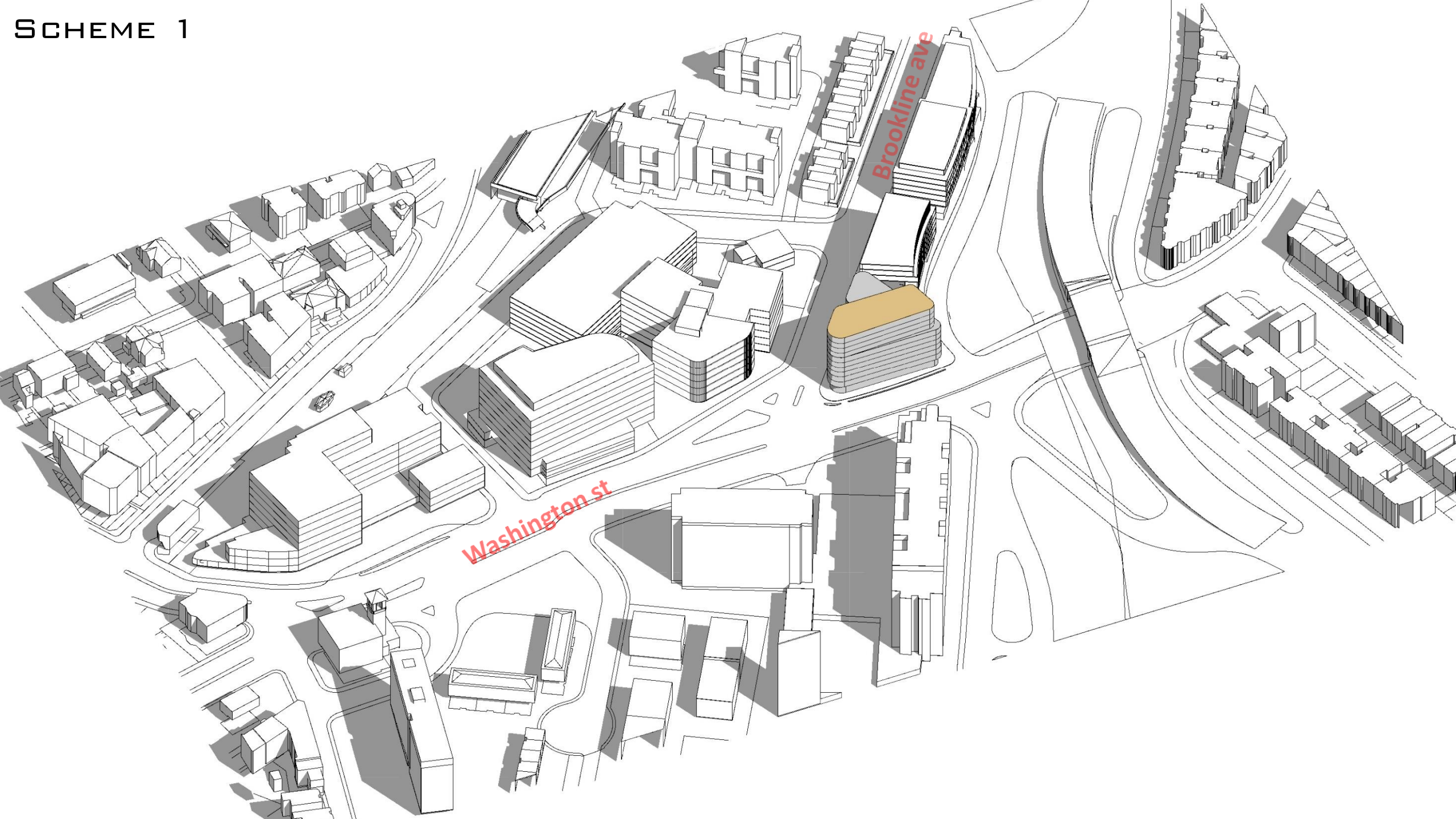


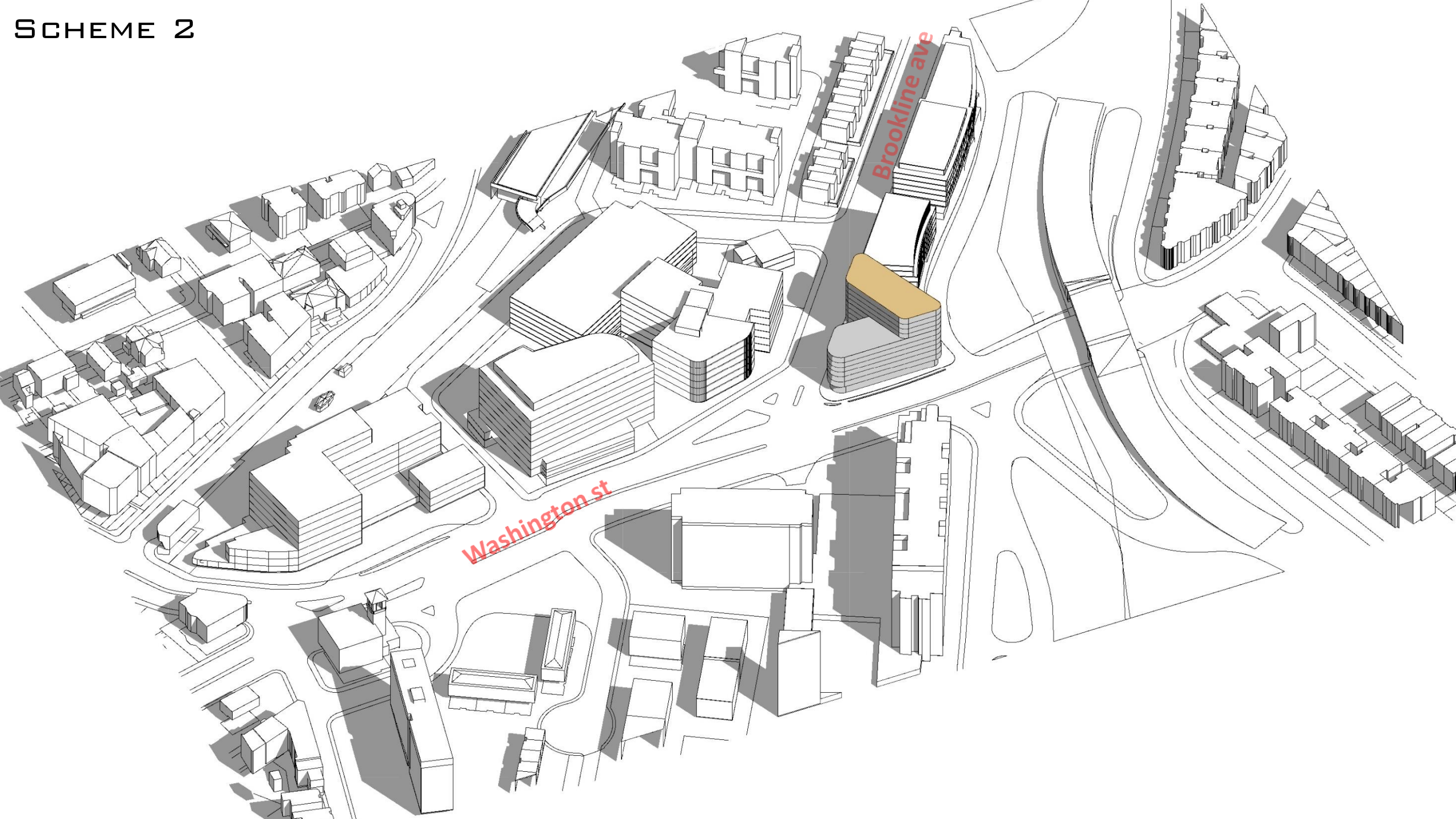
SCHEME 3



SCHEME 4

SCHEME 1

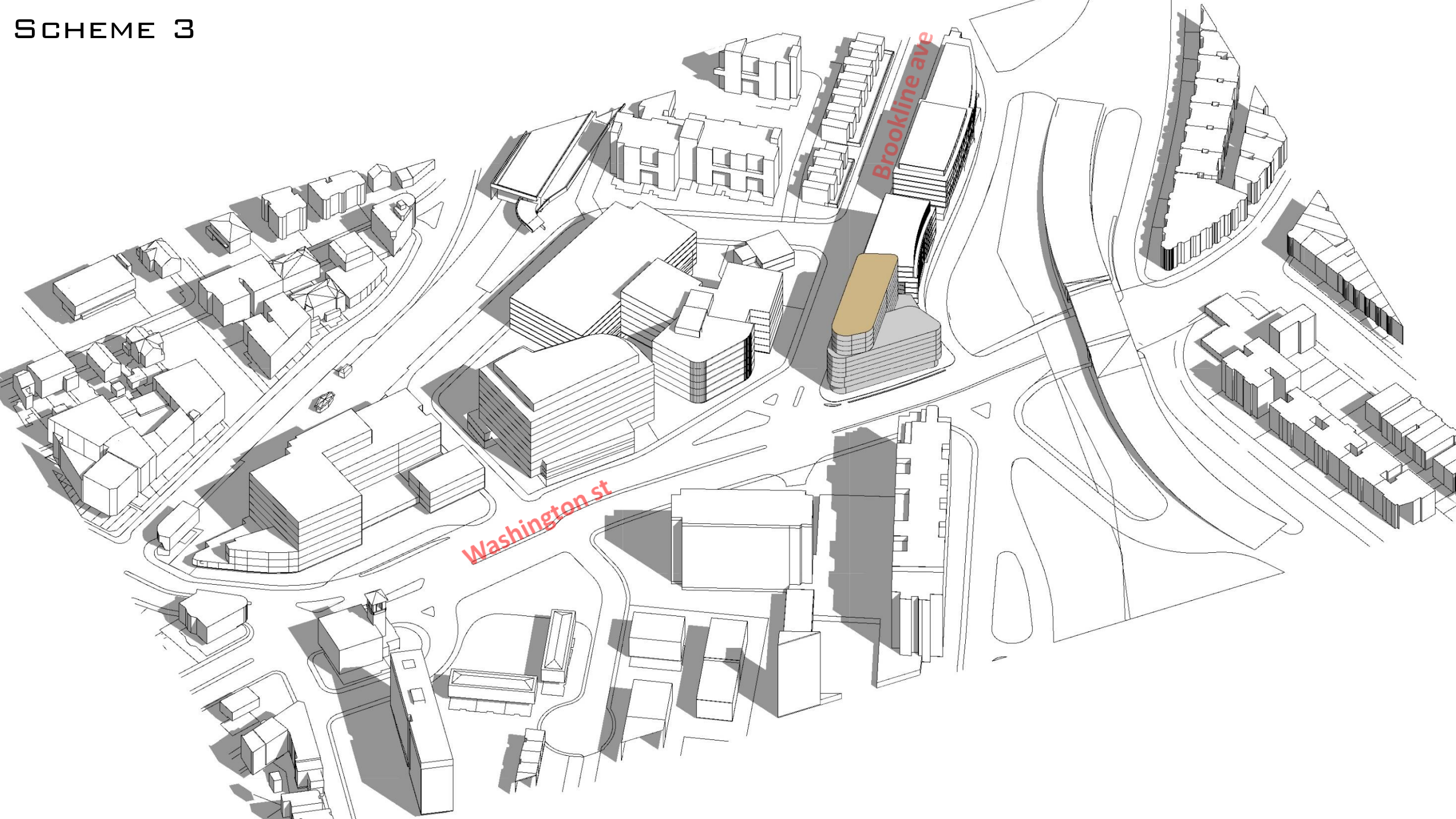




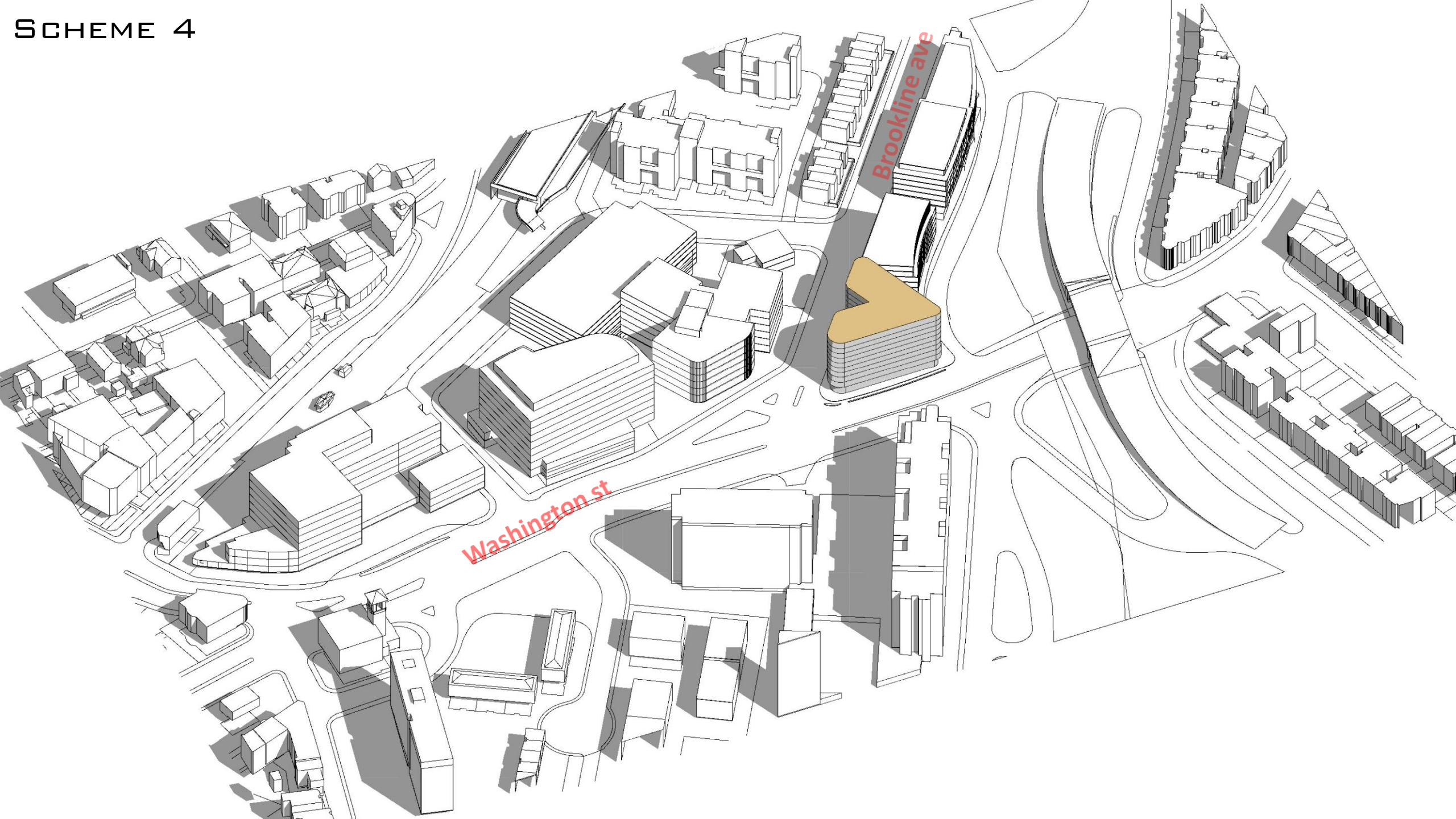
SCHEME 2

Washington St

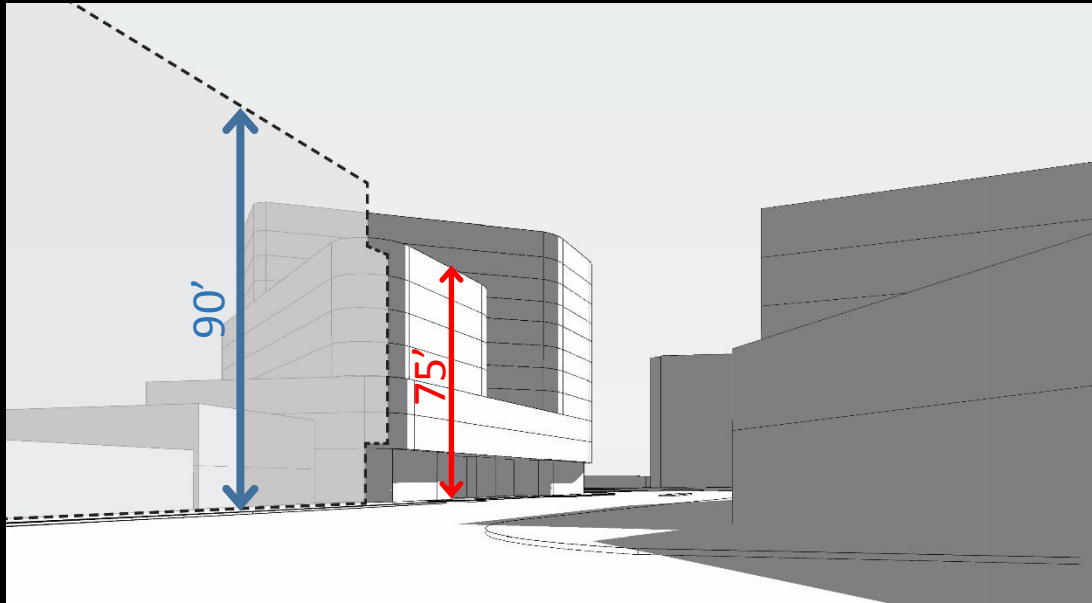
Brookline Ave



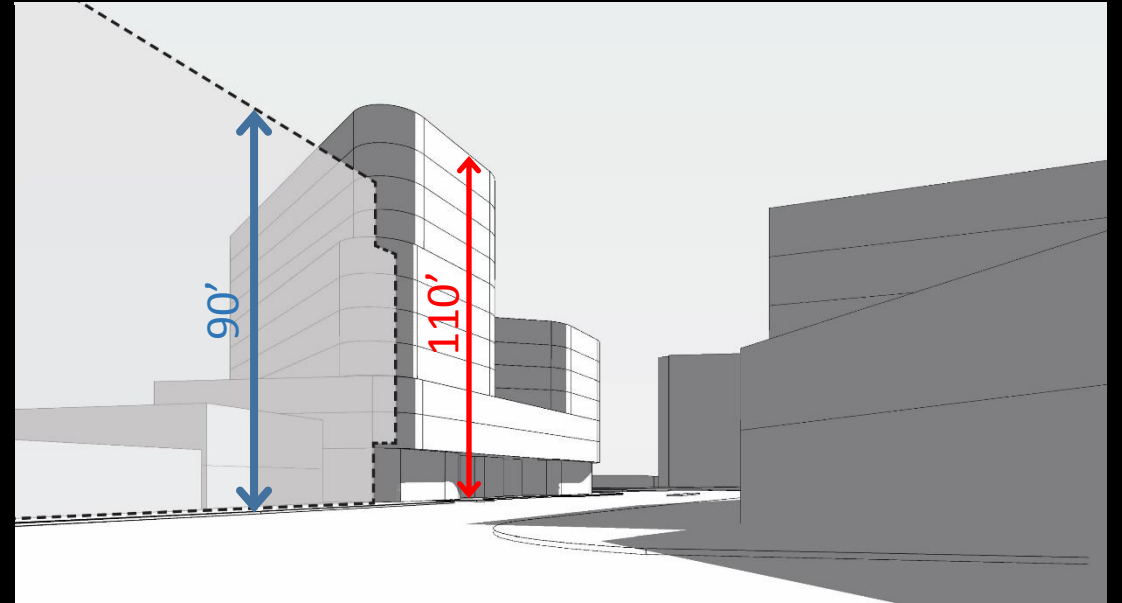
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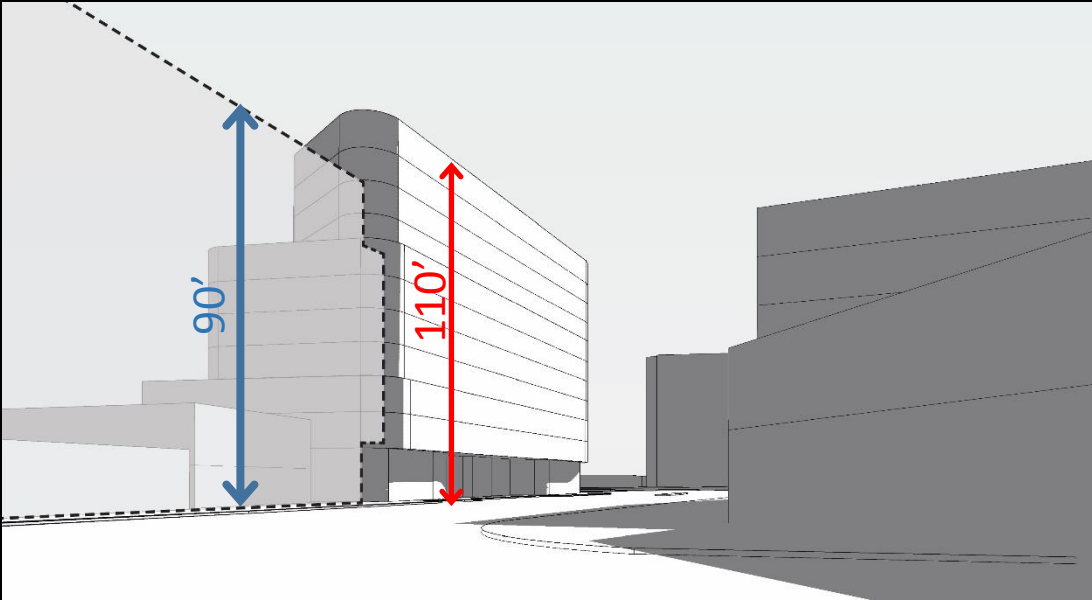
VIEW FROM BROOKLINE AVE



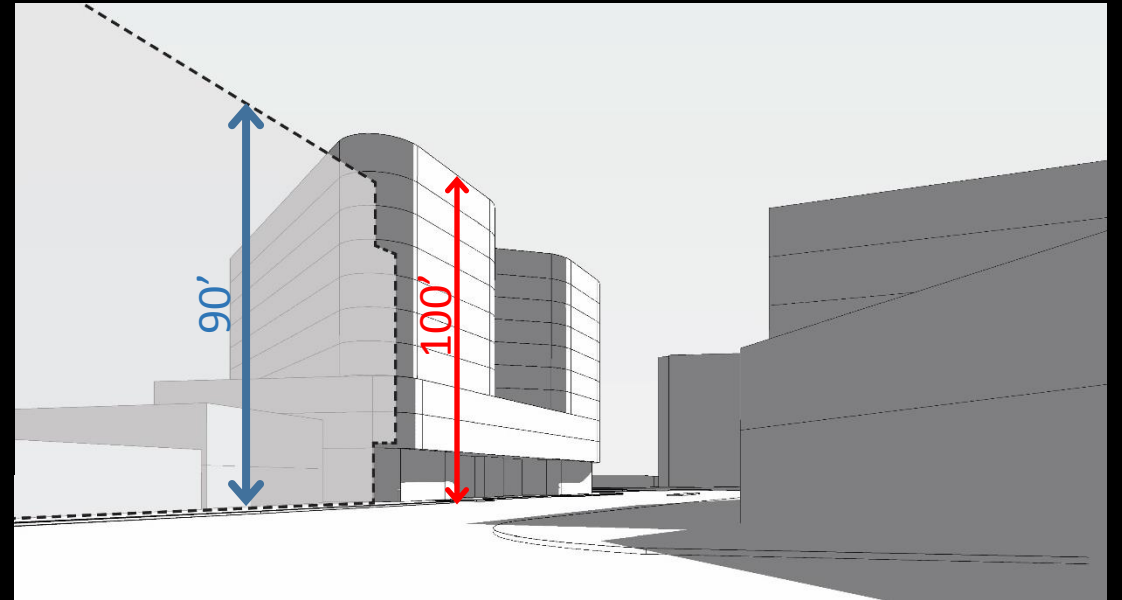
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SCHEME 2

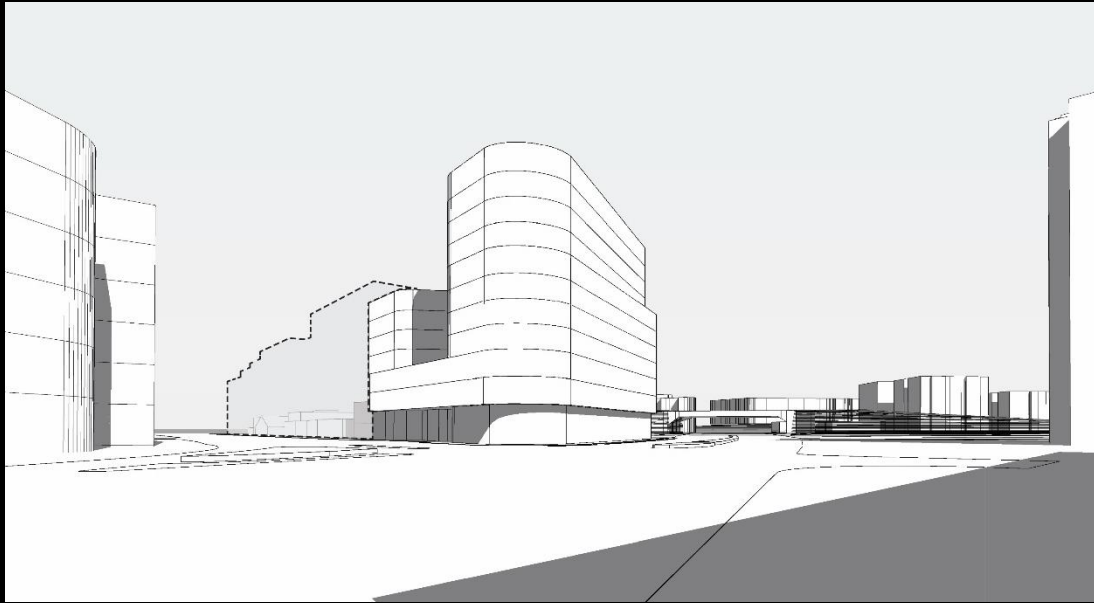


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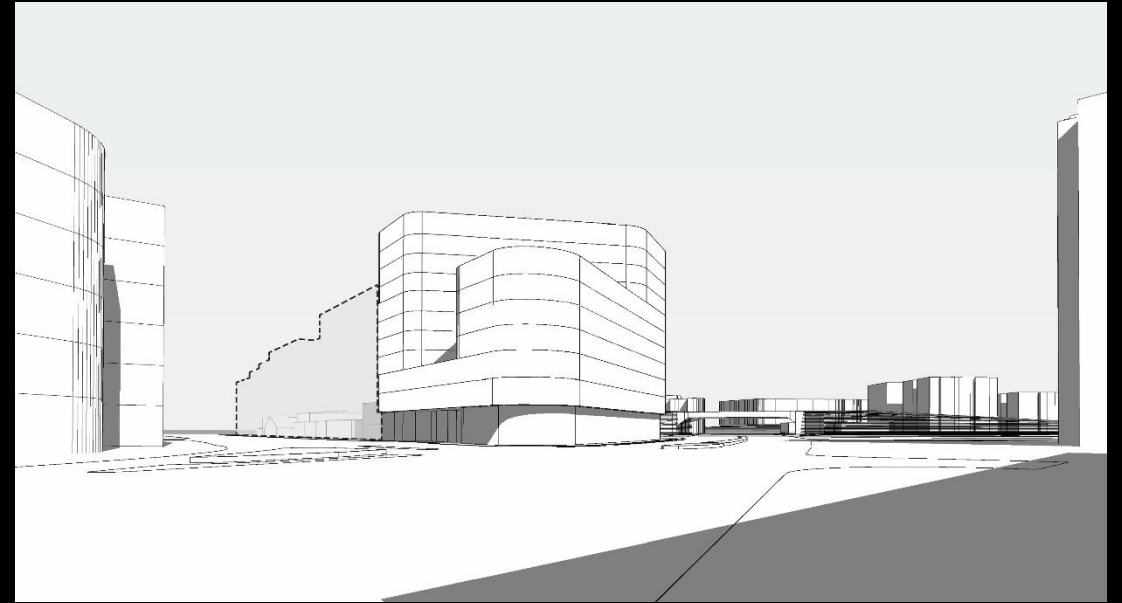


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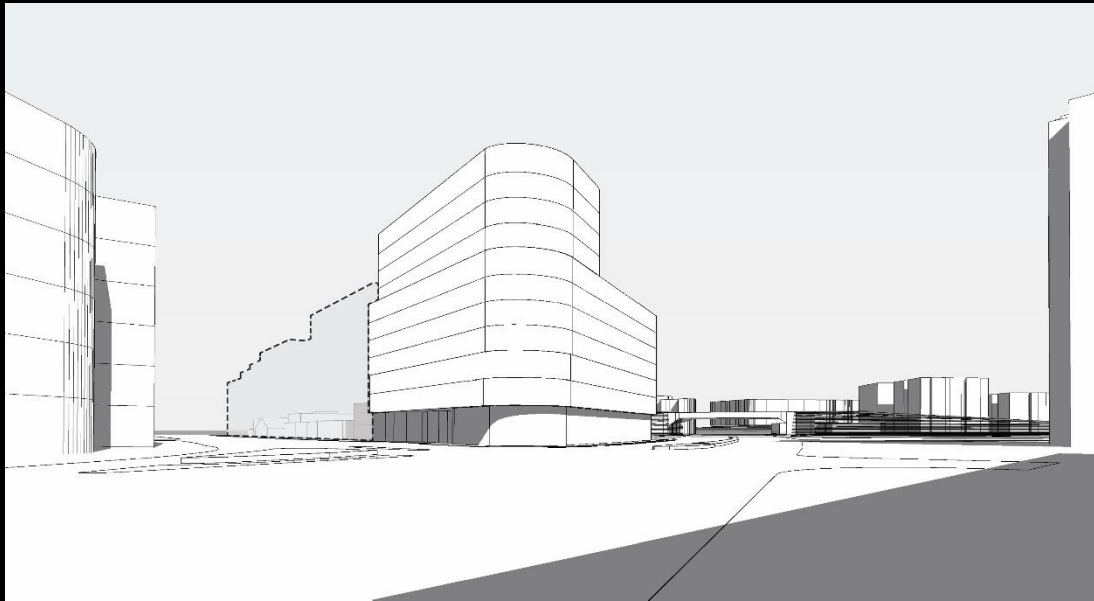
VIEW FROM WASHINGTON ST LOOKING EAST



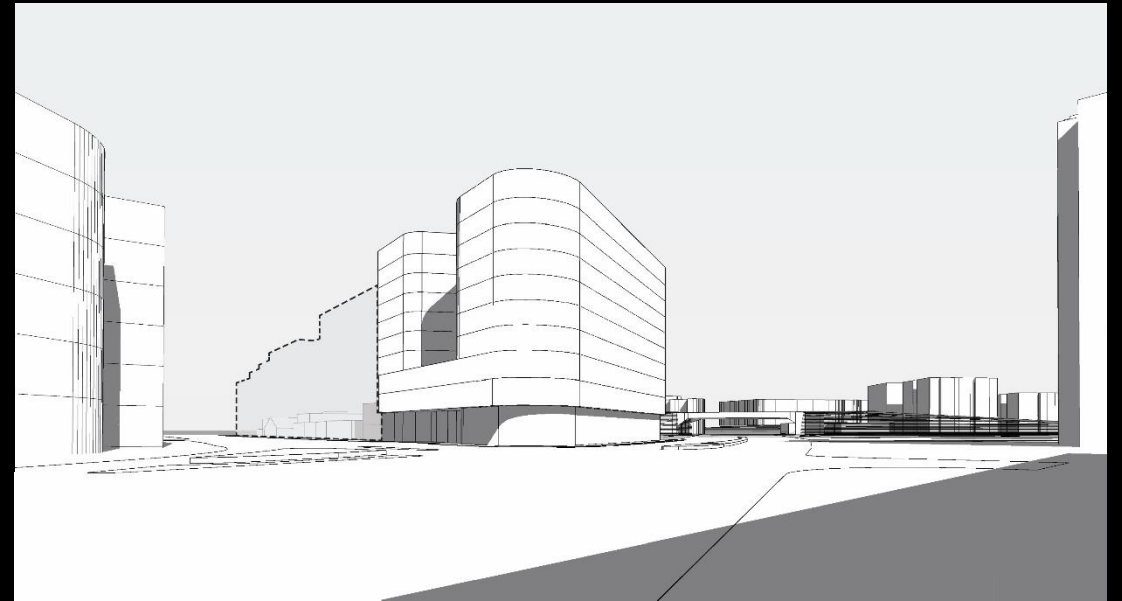
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SCHEME 2

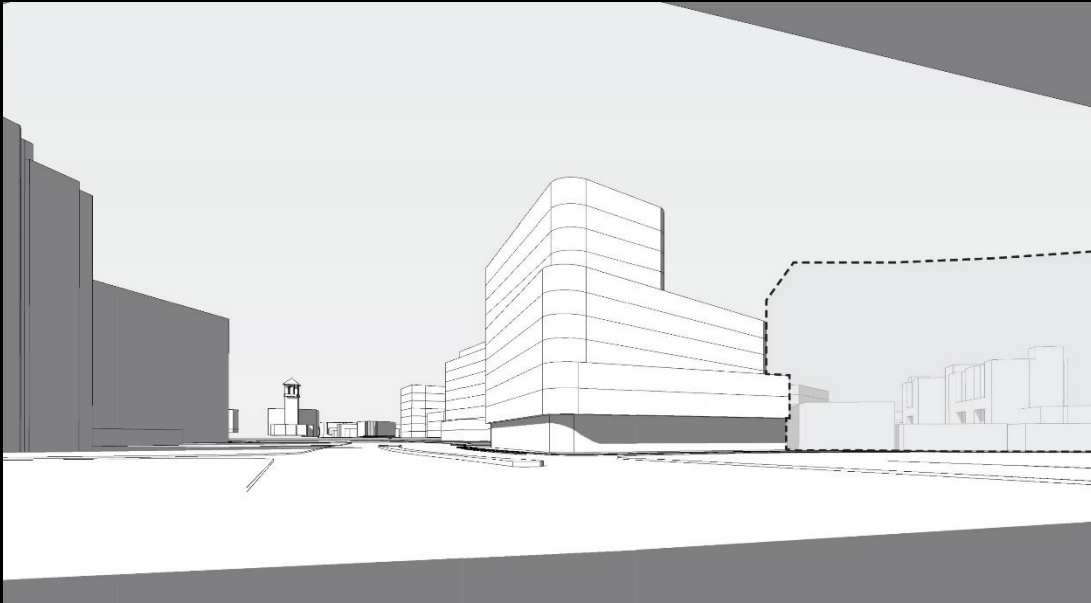


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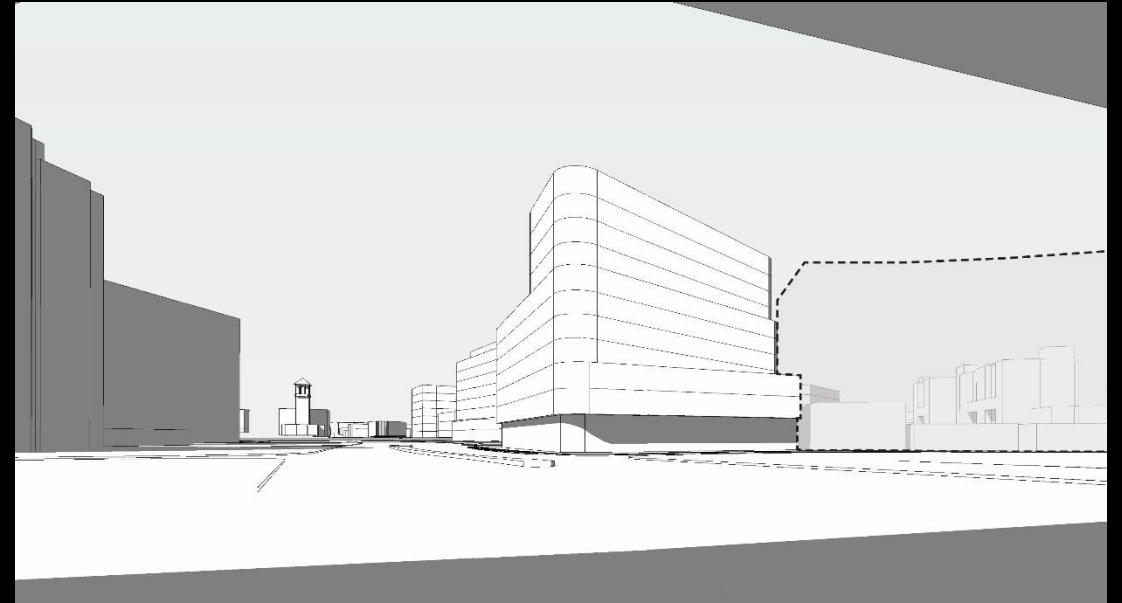


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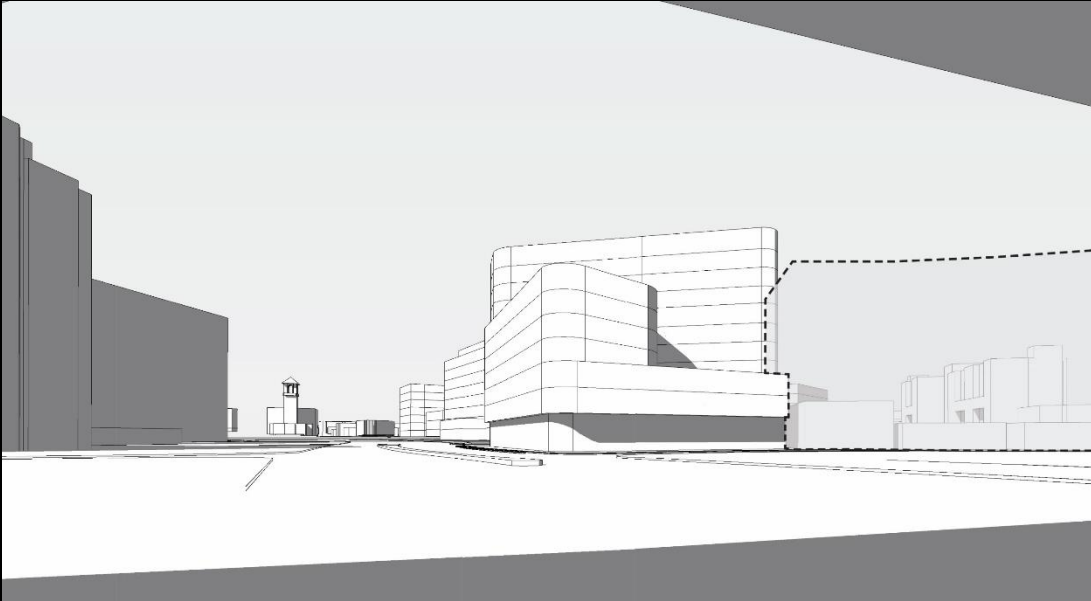
VIEW FROM WASHINGTON ST LOOKING WEST



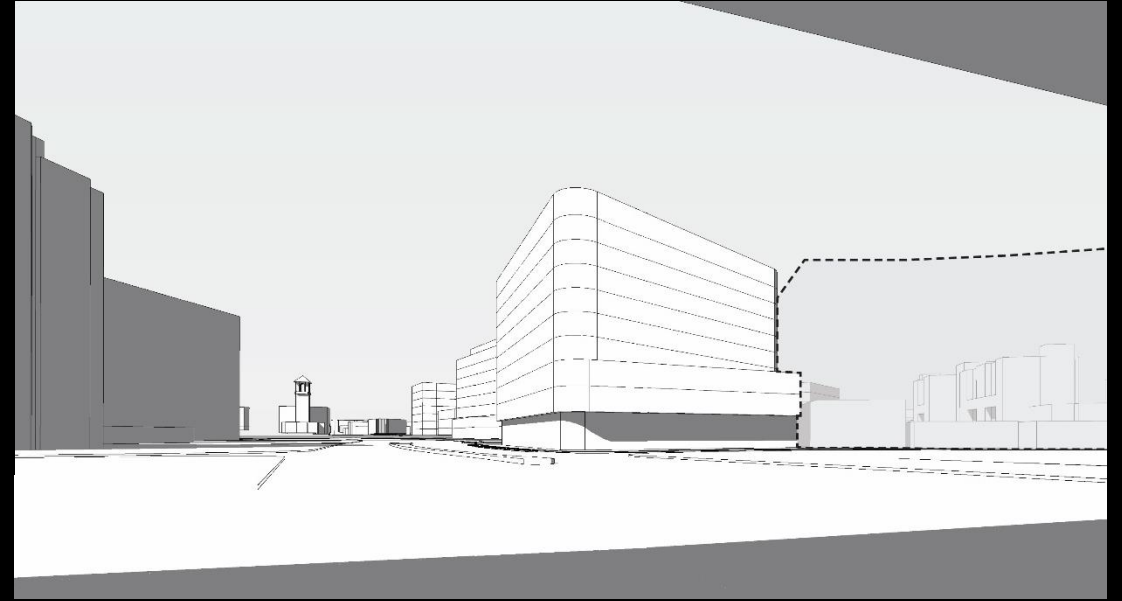
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SCHEME 2

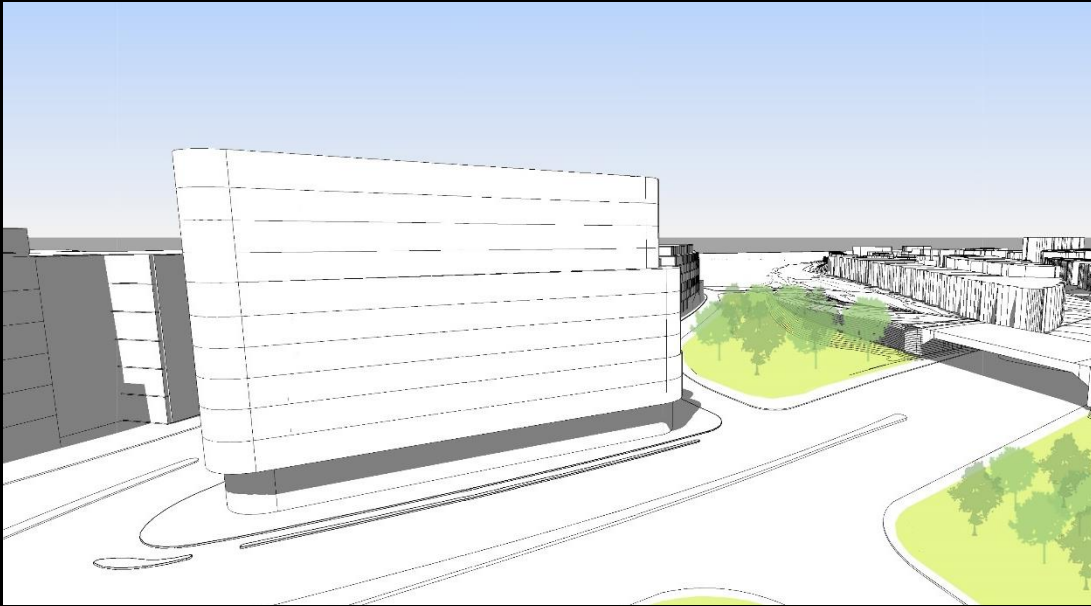


SCHEME 3



SCHEME 4

VIEW FROM BROOKHOUSE LOOKING TO PARK



SCHEME 1



SCHEME 2



SCHEME 3



SCHEME 4

SHADOW STUDIES

MAR/SEPT 22
9:00AM



SCHEME - 1



SCHEME - 2



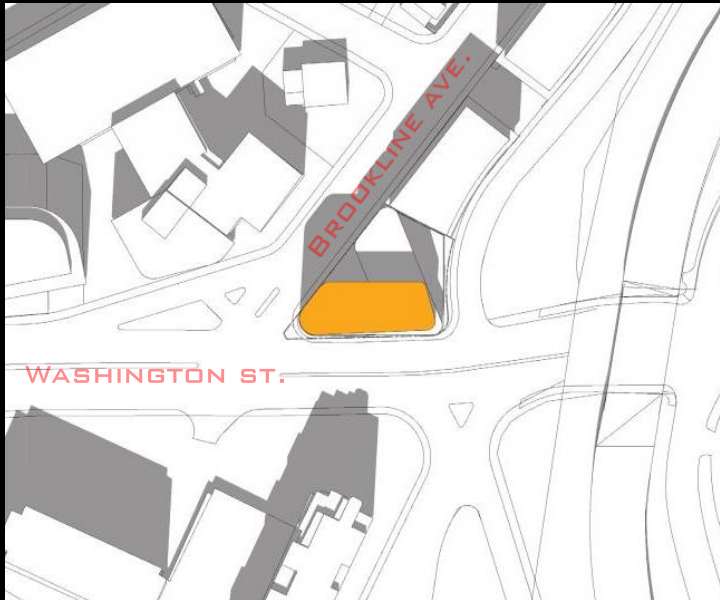
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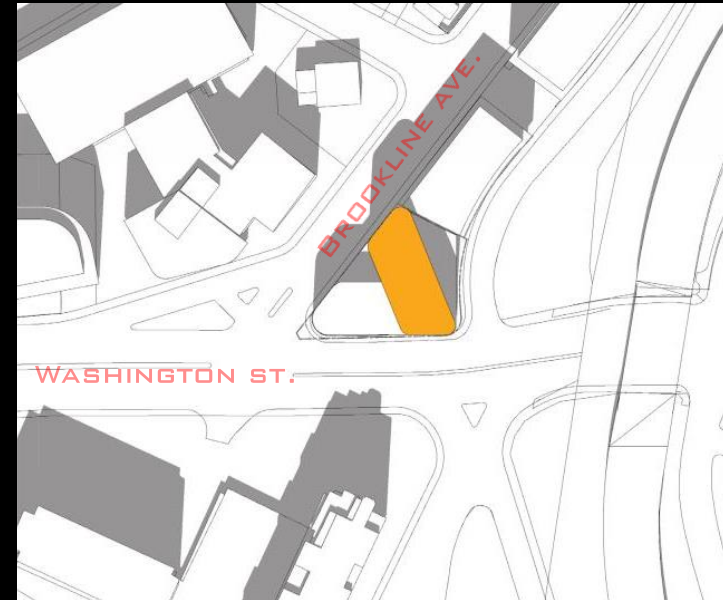
SCHEME - 4

SHADOW STUDIES

MAR/SEPT 22
12:00PM



SCHEME - 1



SCHEME - 2



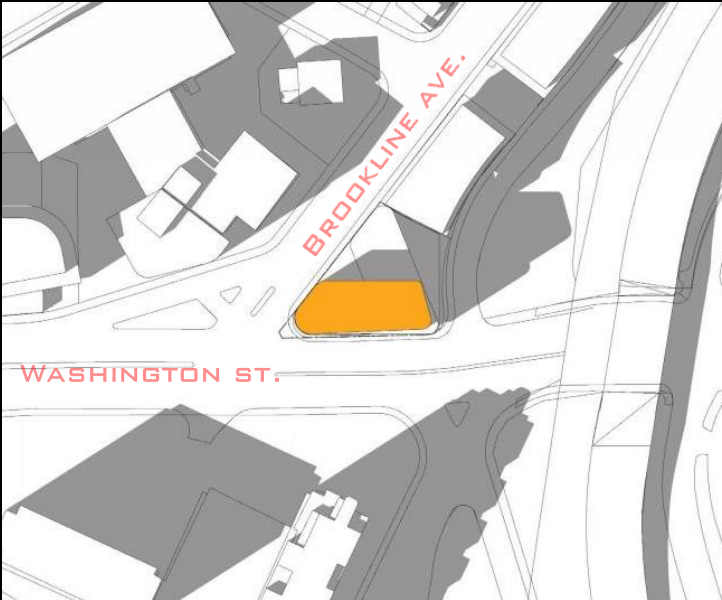
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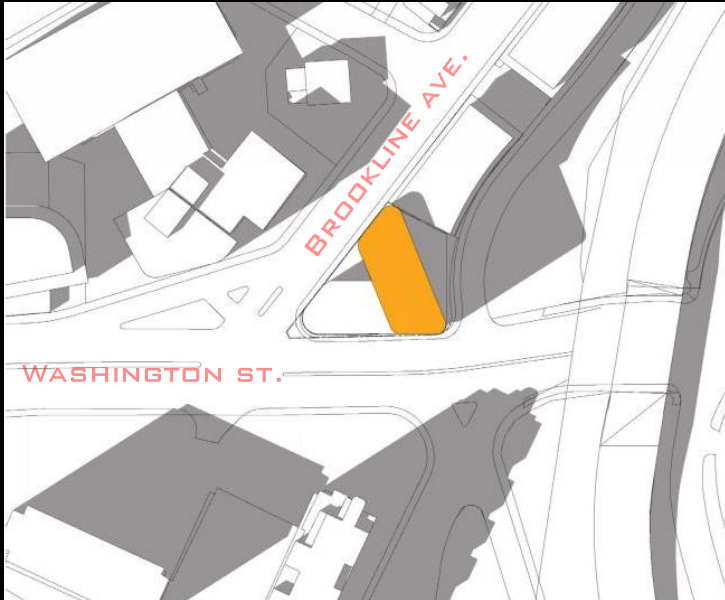
SCHEME - 4

SHADOW STUDIES

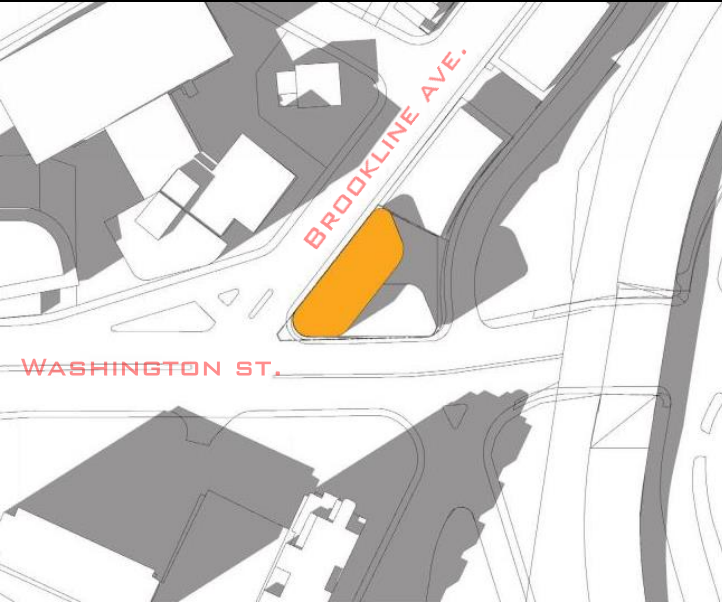
MAR/SEPT 22
3:00PM



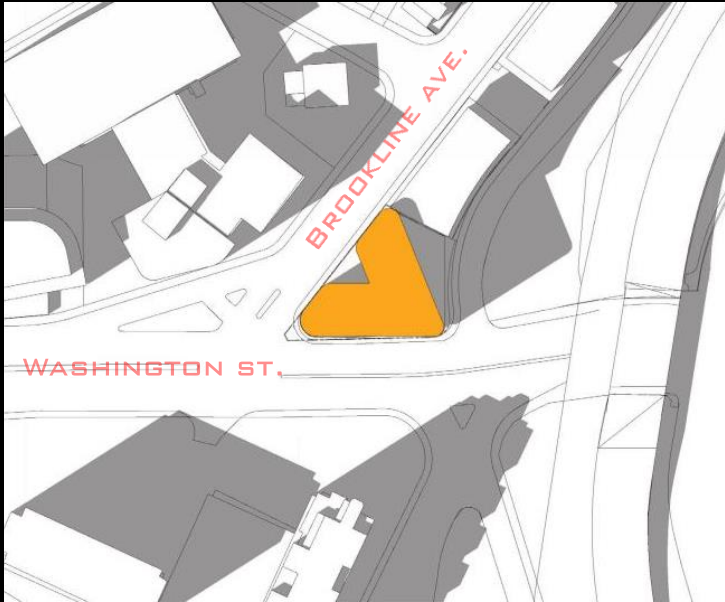
SCHEME - 1



SCHEME - 2



SCHEME - 3



SCHEME - 4

SHADOW STUDIES

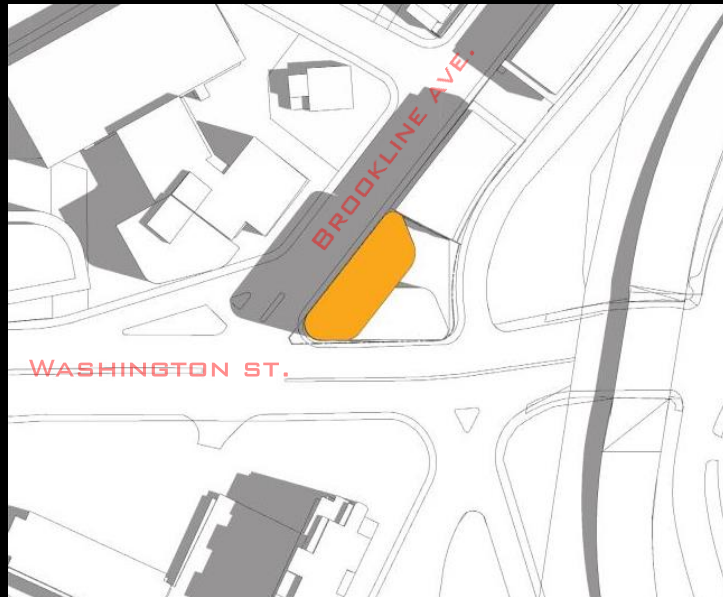
JUNE 22
9:00AM



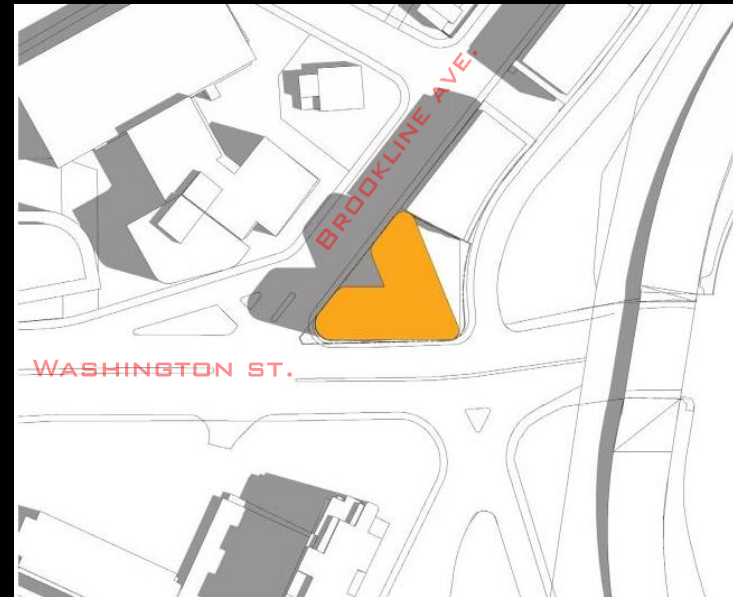
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SCHEME - 2



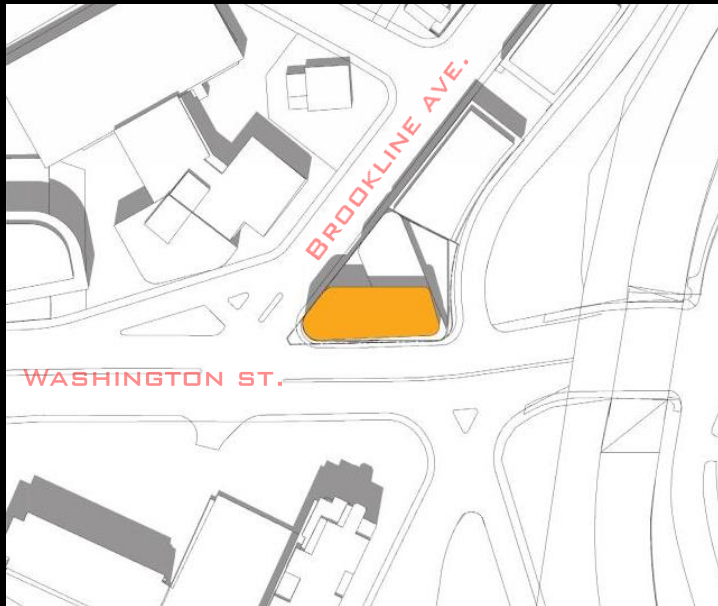
SCHEME - 3



SCHEME - 4

SHADOW STUDIES

JUNE 22
12:00PM



SCHEME - 1



SCHEME - 2



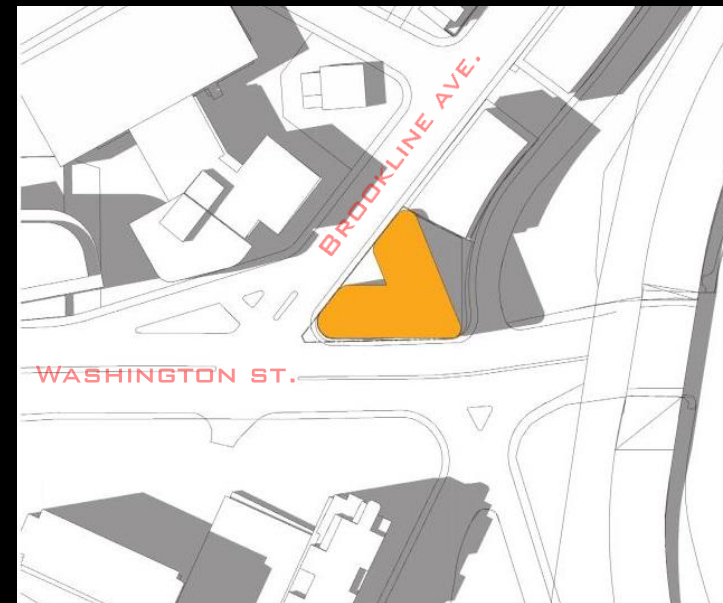
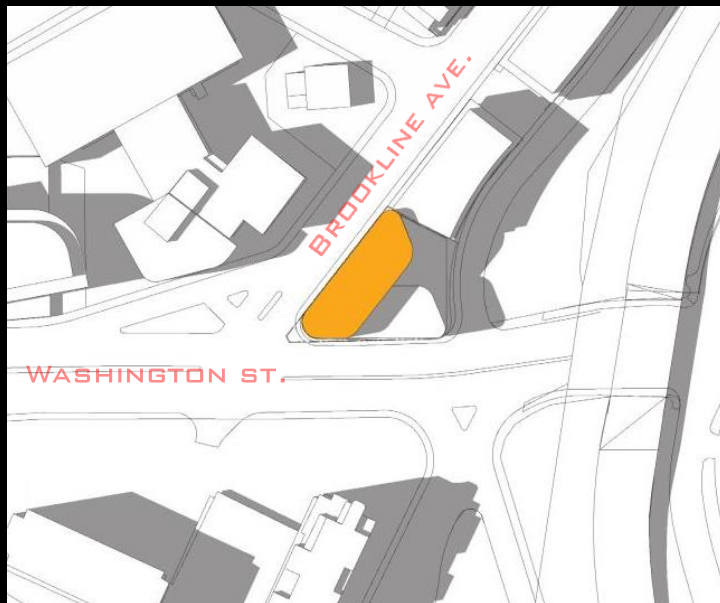
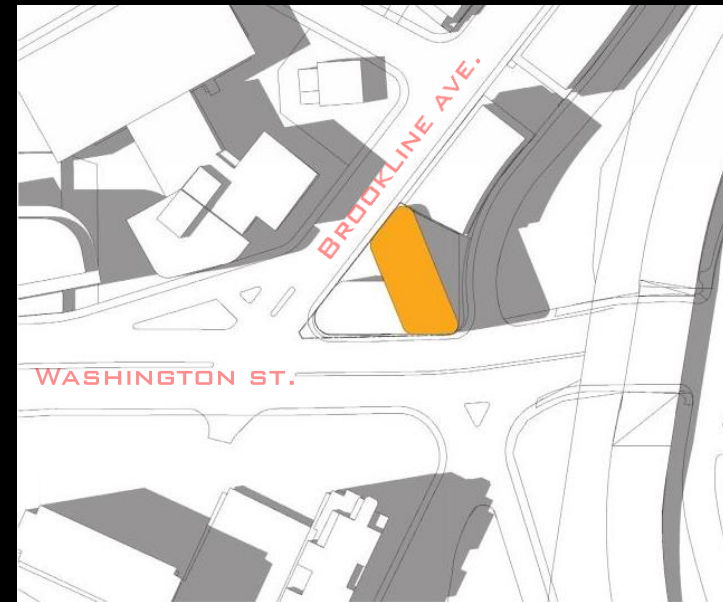
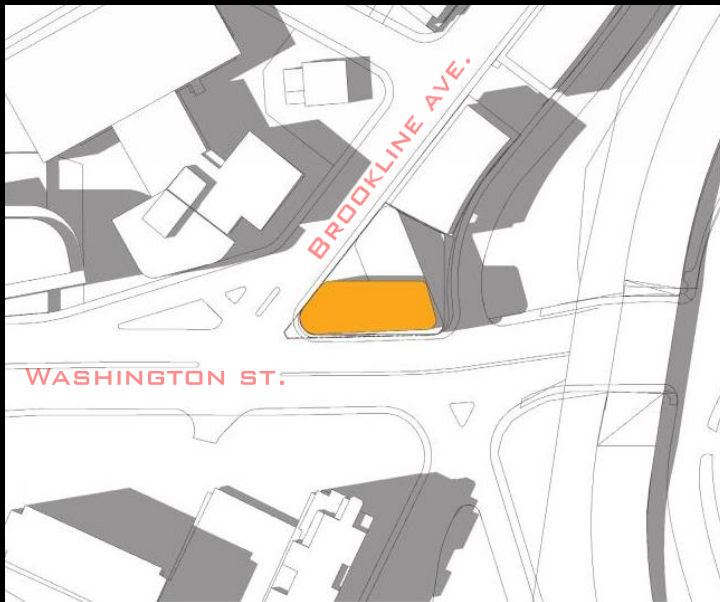
SCHEME - 3



SCHEME - 4

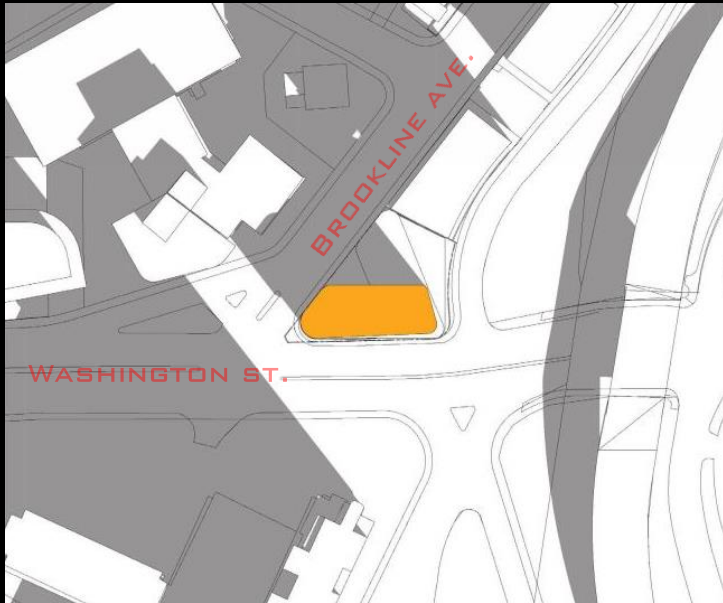
SHADOW STUDIES

JUNE 22
3:00PM

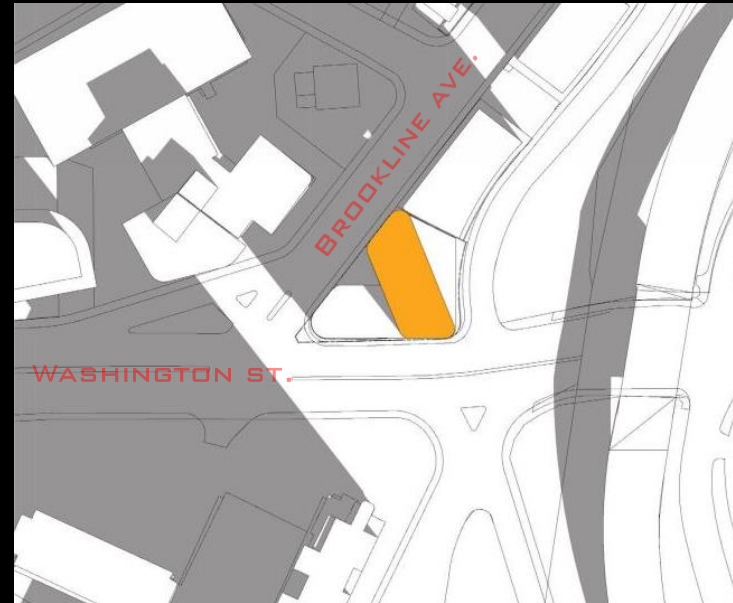


SHADOW STUDIES

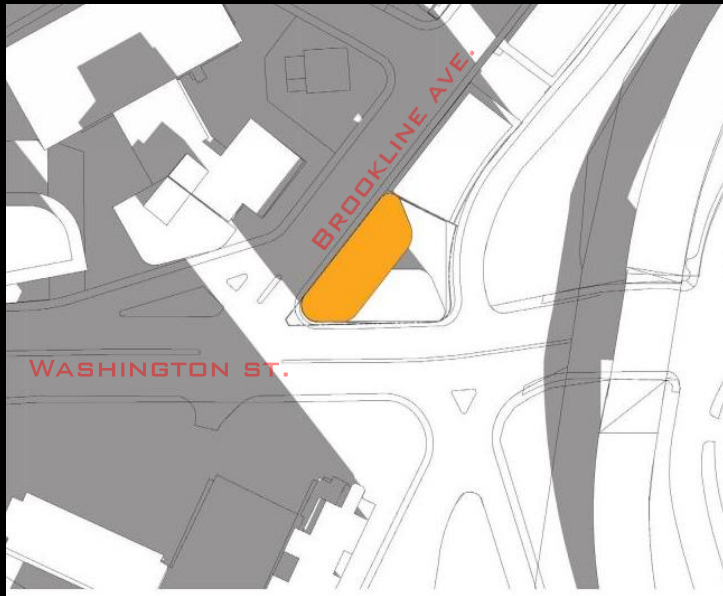
DECEMBER 22
9:00AM



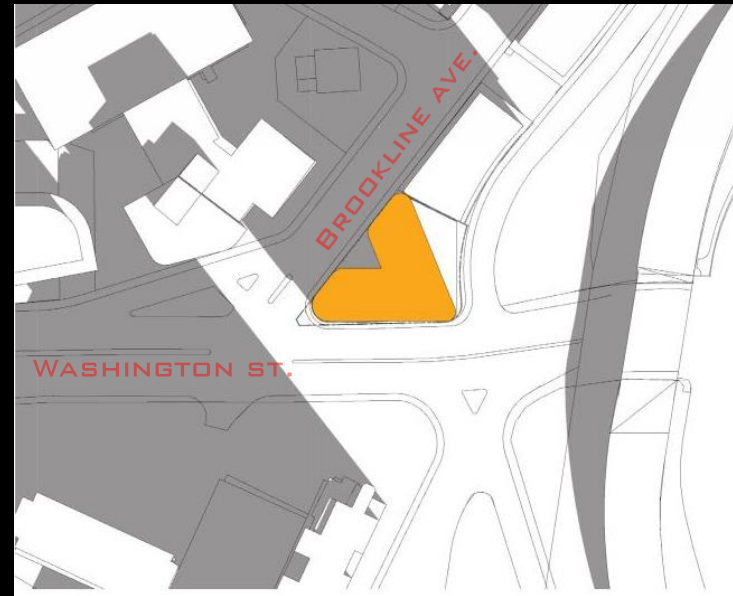
SCHEME - 1



SCHEME - 2



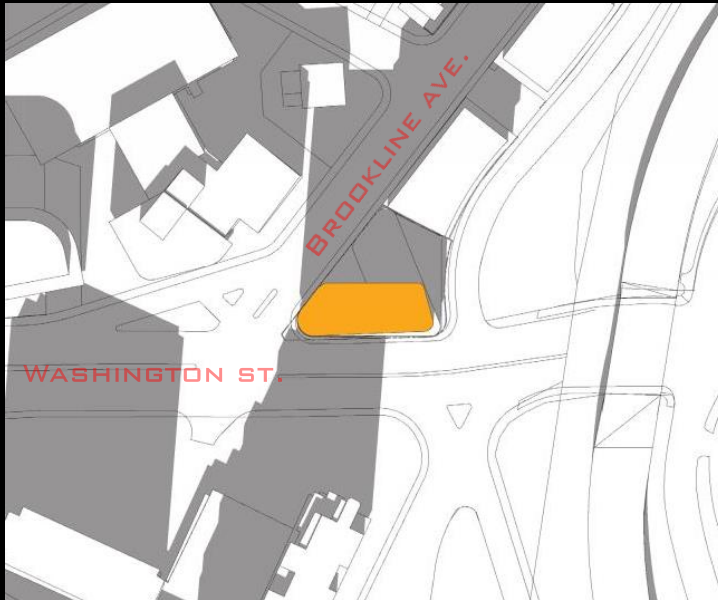
SCHEME - 3



SCHEME - 4

SHADOW STUDIES

DECEMBER 22
12:00PM



SCHEME - 1



SCHEME - 2

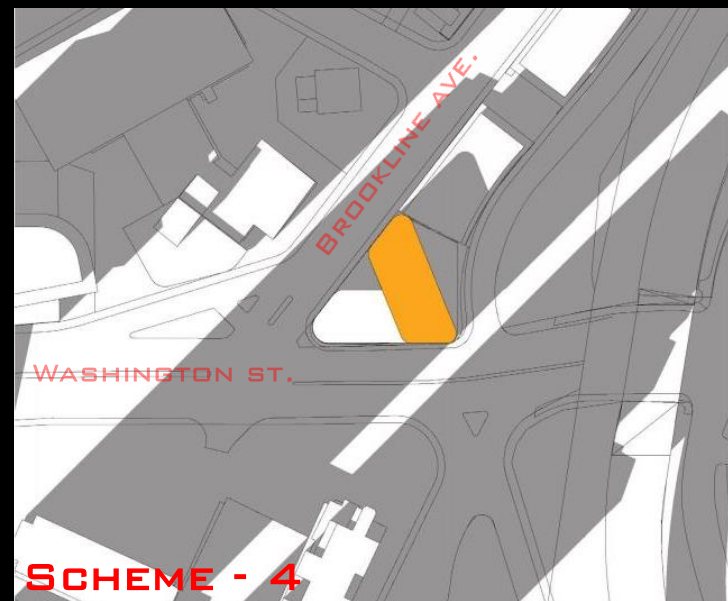
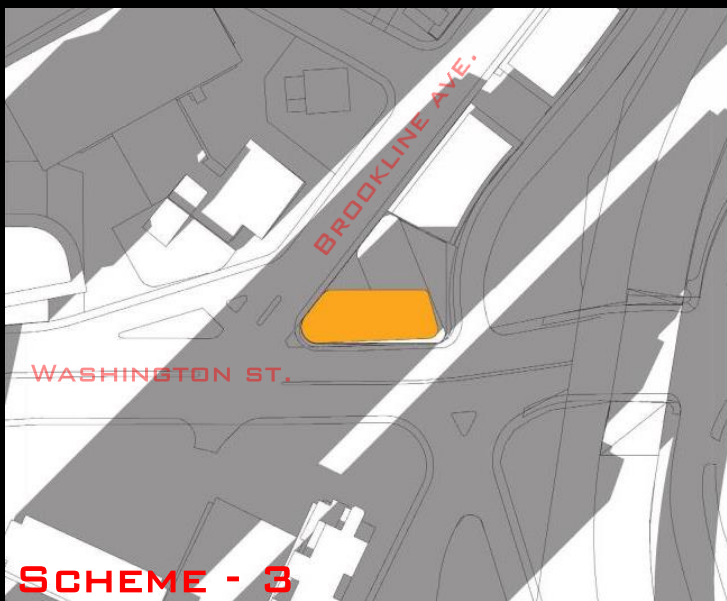
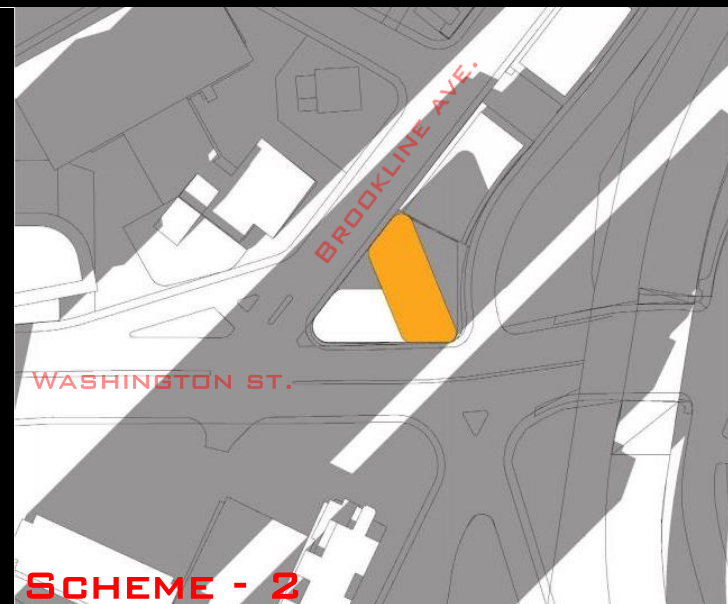
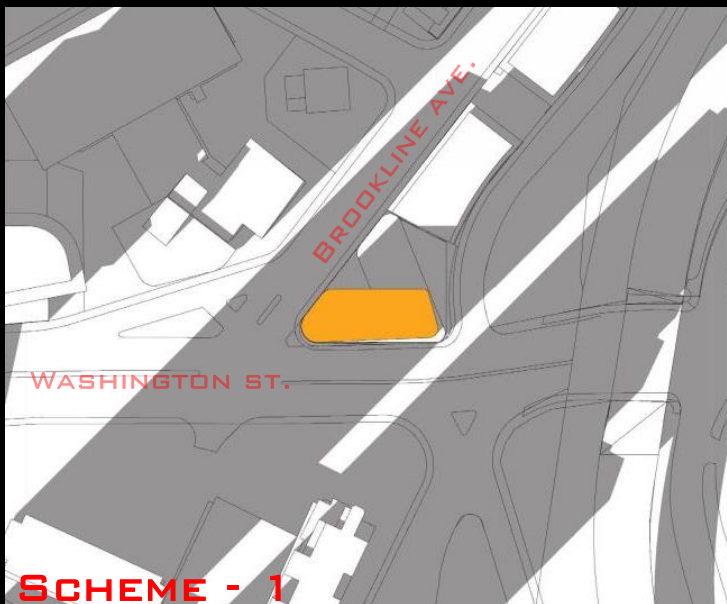


SCHEME - 3



SCHEME - 4

DECEMBER 22
3:00PM

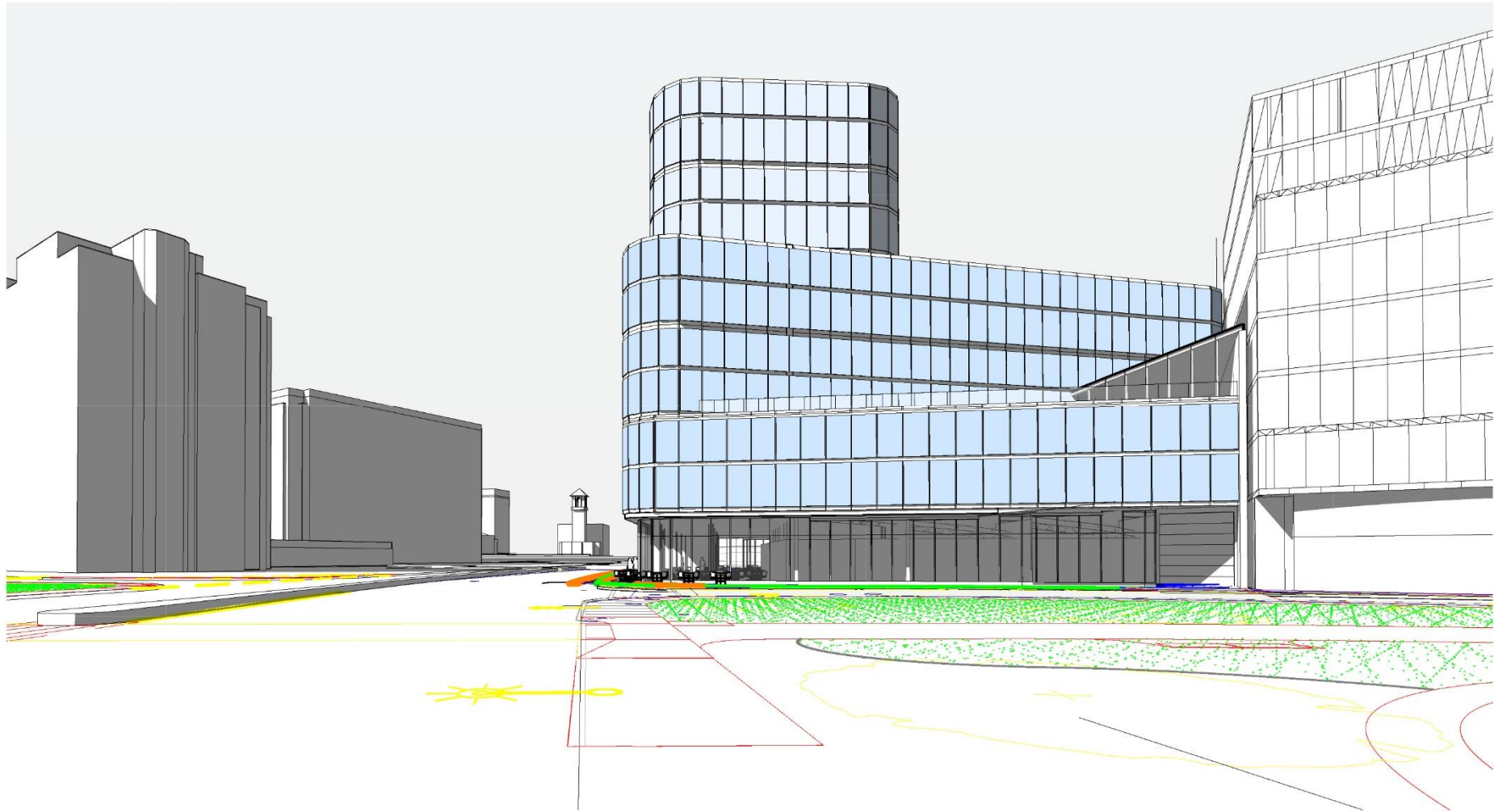


SHADOW STUDIES

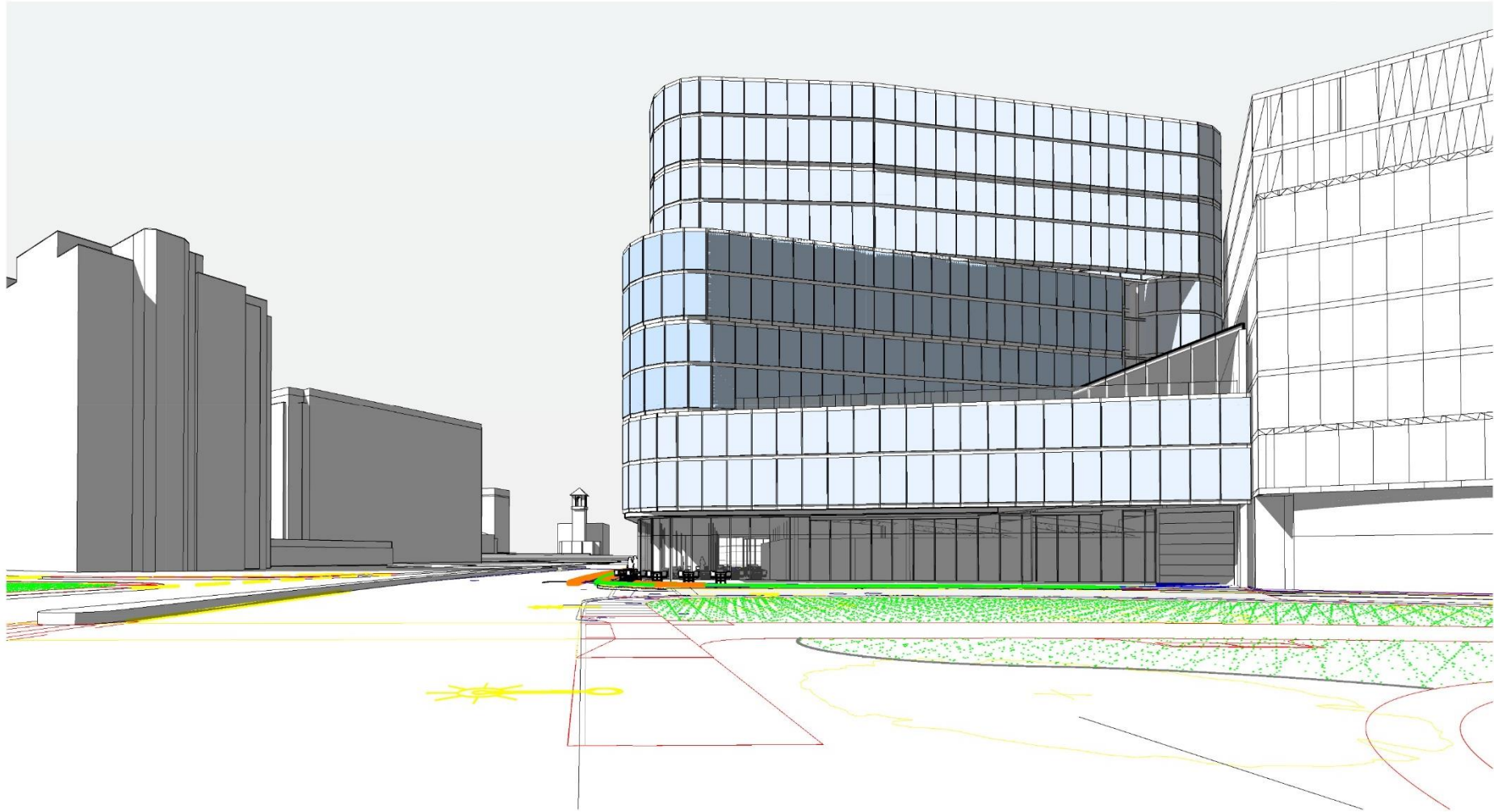
LOOKING WEST ON WASHINGTON ST.



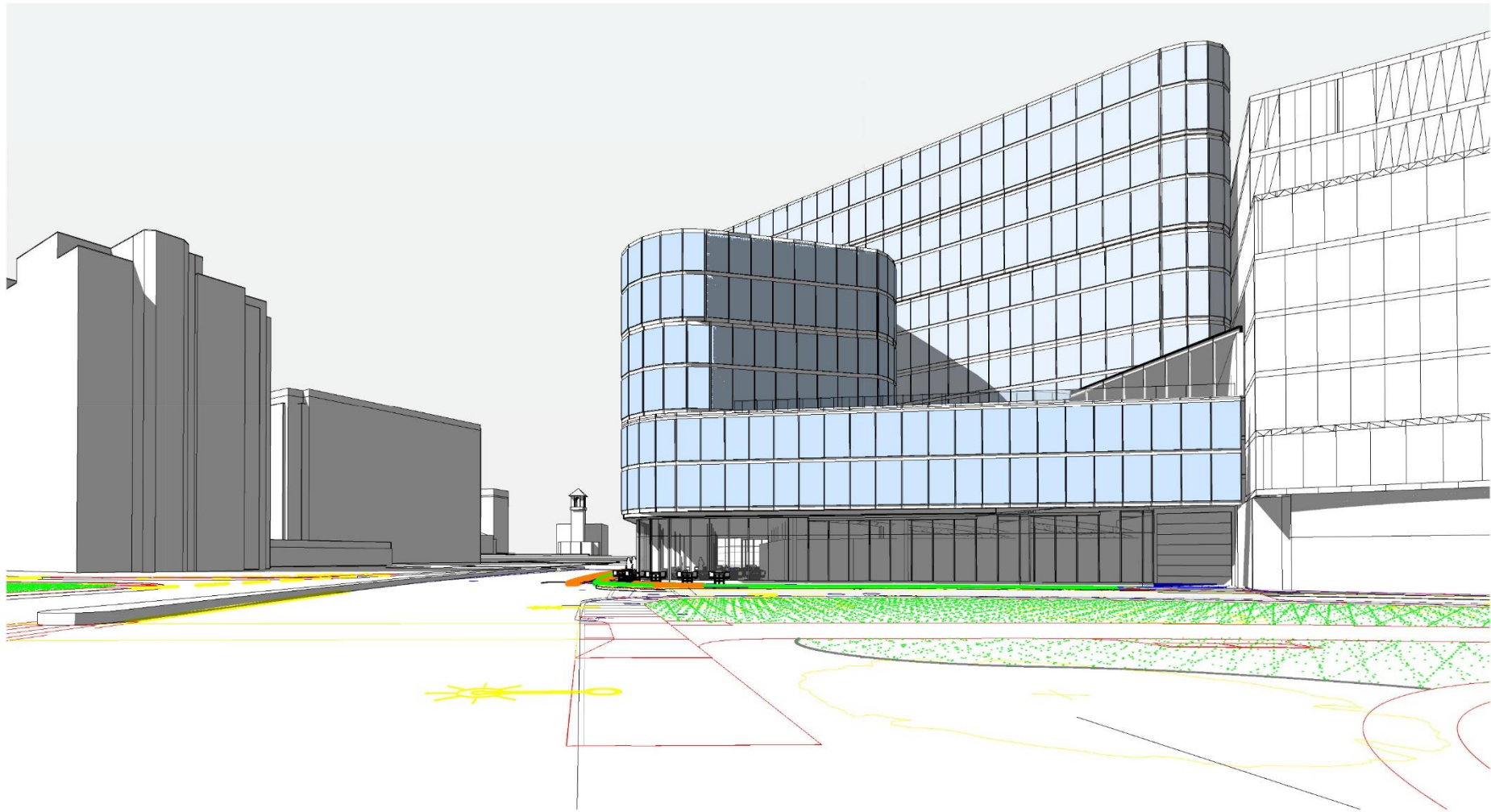
SCHEME 1



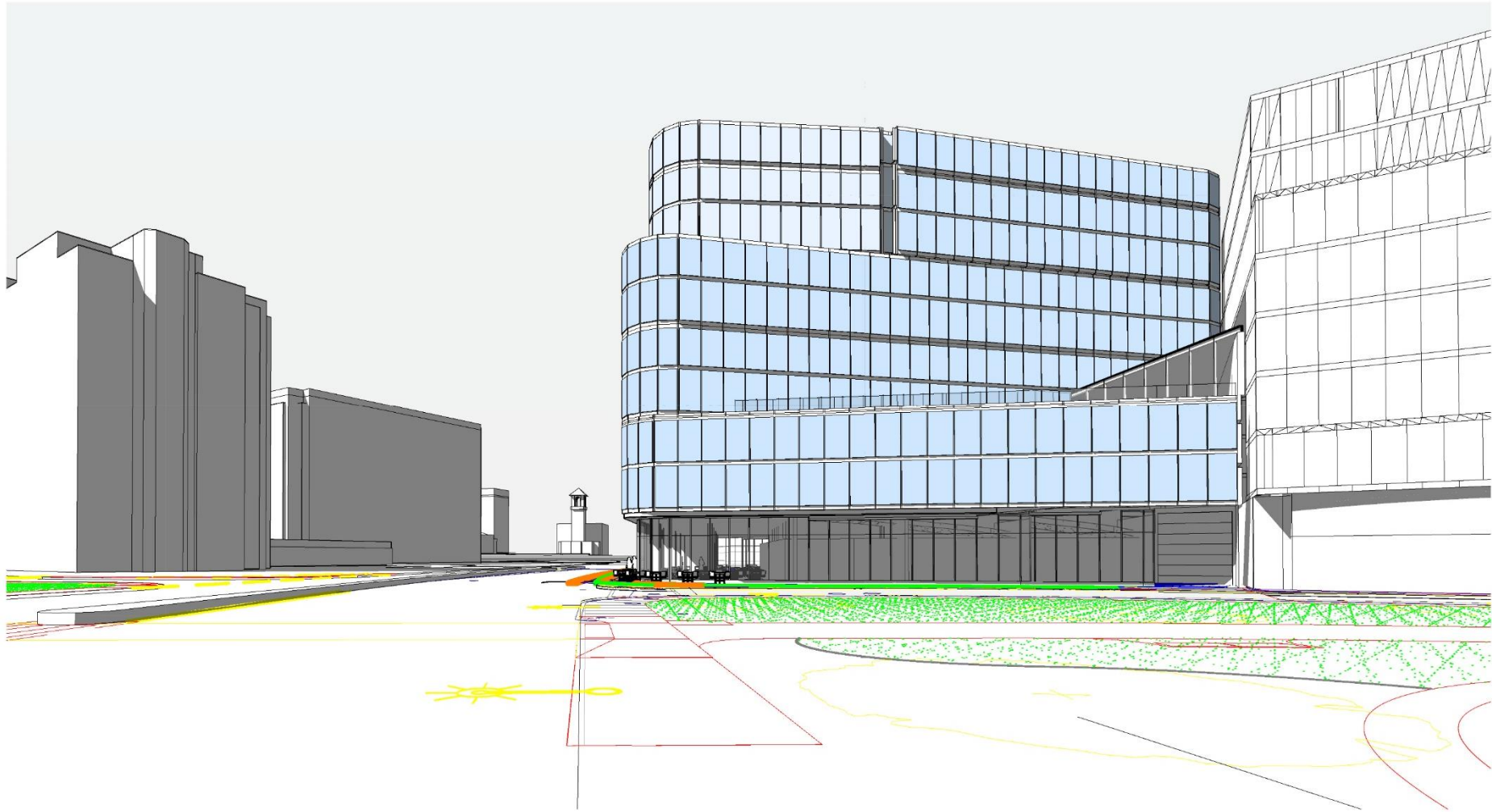
SCHEME 2



SCHEME 3



SCHEME 4





Thank You

VIEW FROM PARK LOOKING WEST



SCHEME 1



SCHEME 2



SCHEME 3

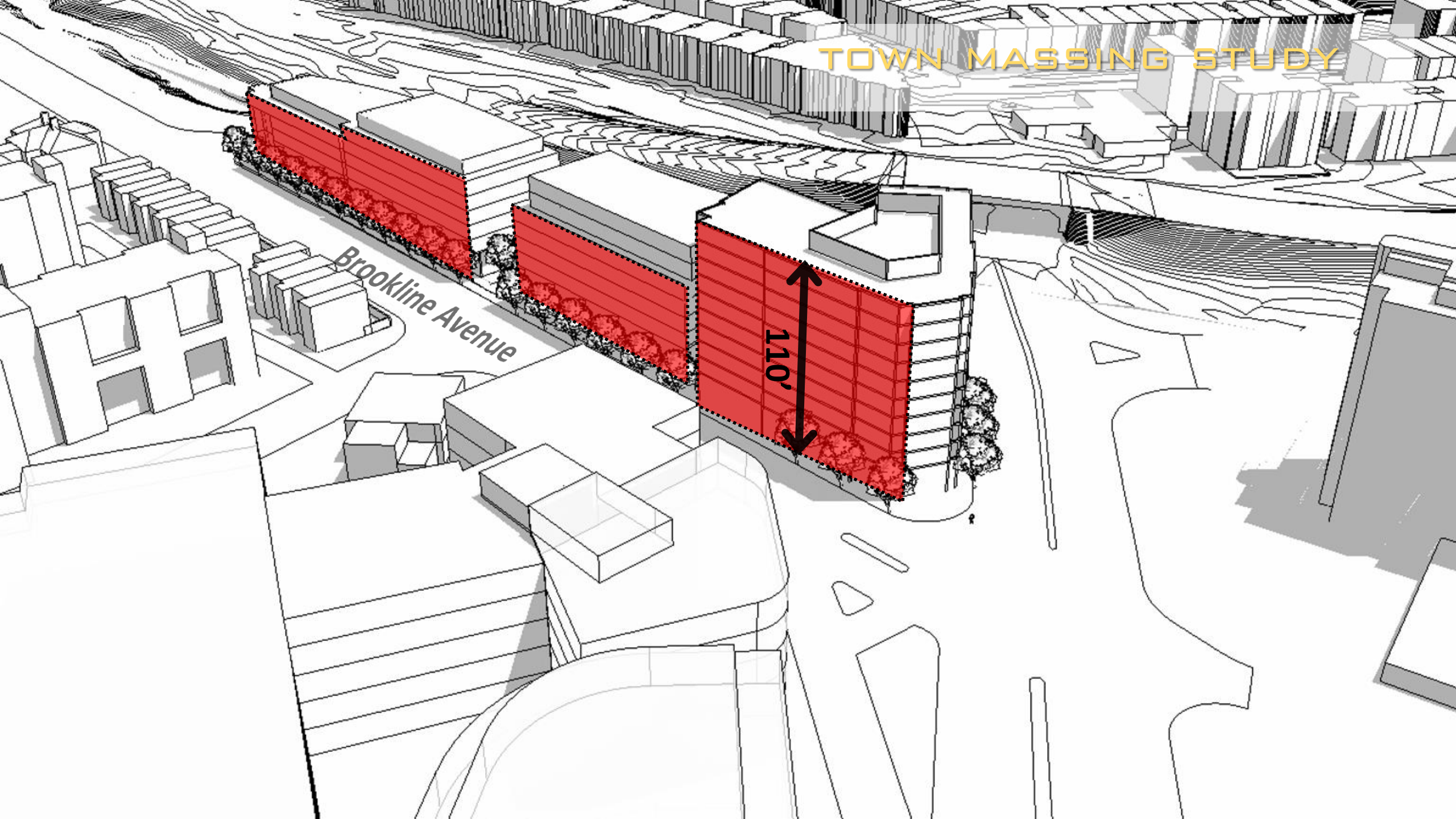


SCHEME 4





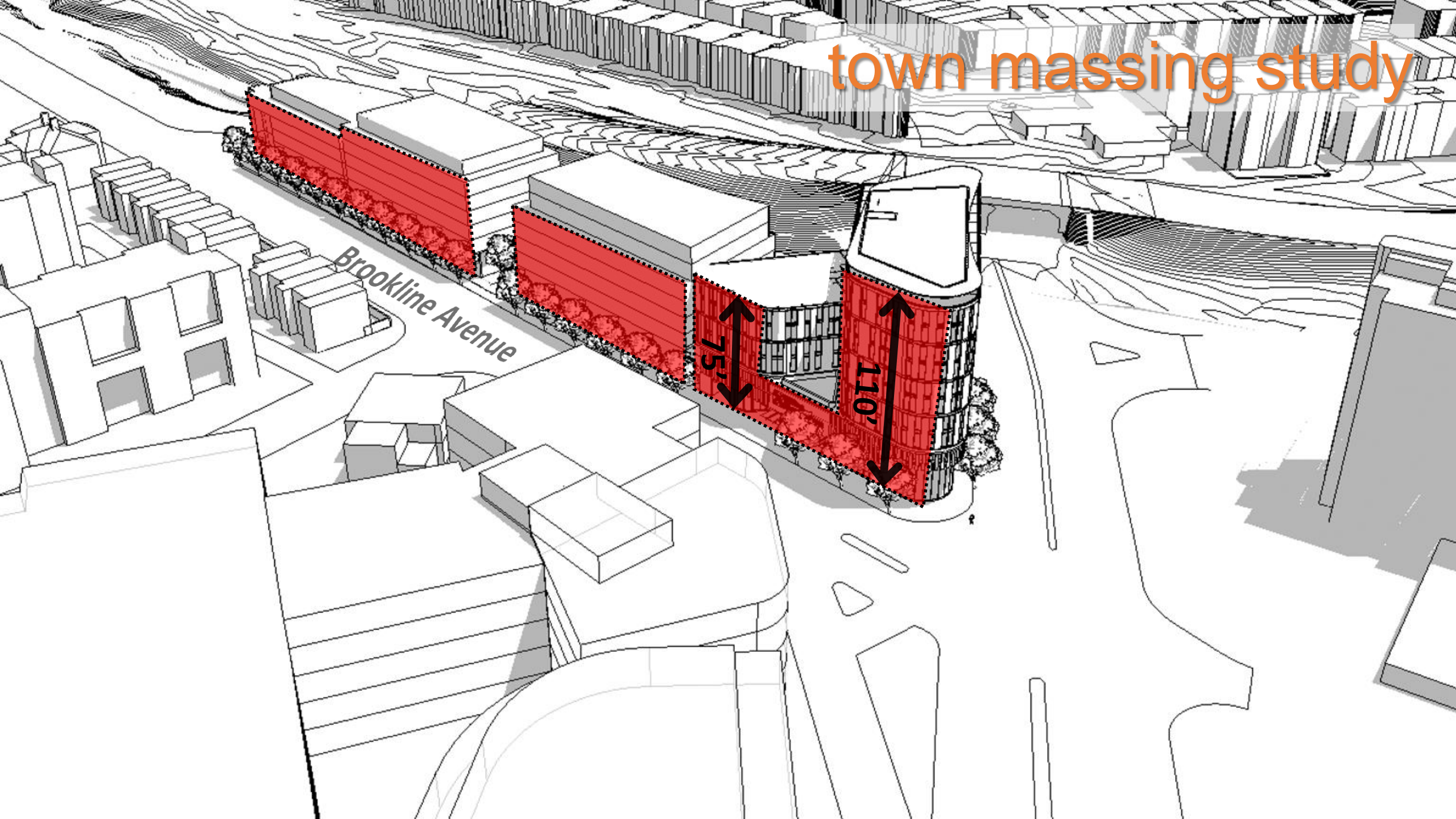
TOWN MASSING STUDY



Brookline Avenue

110'

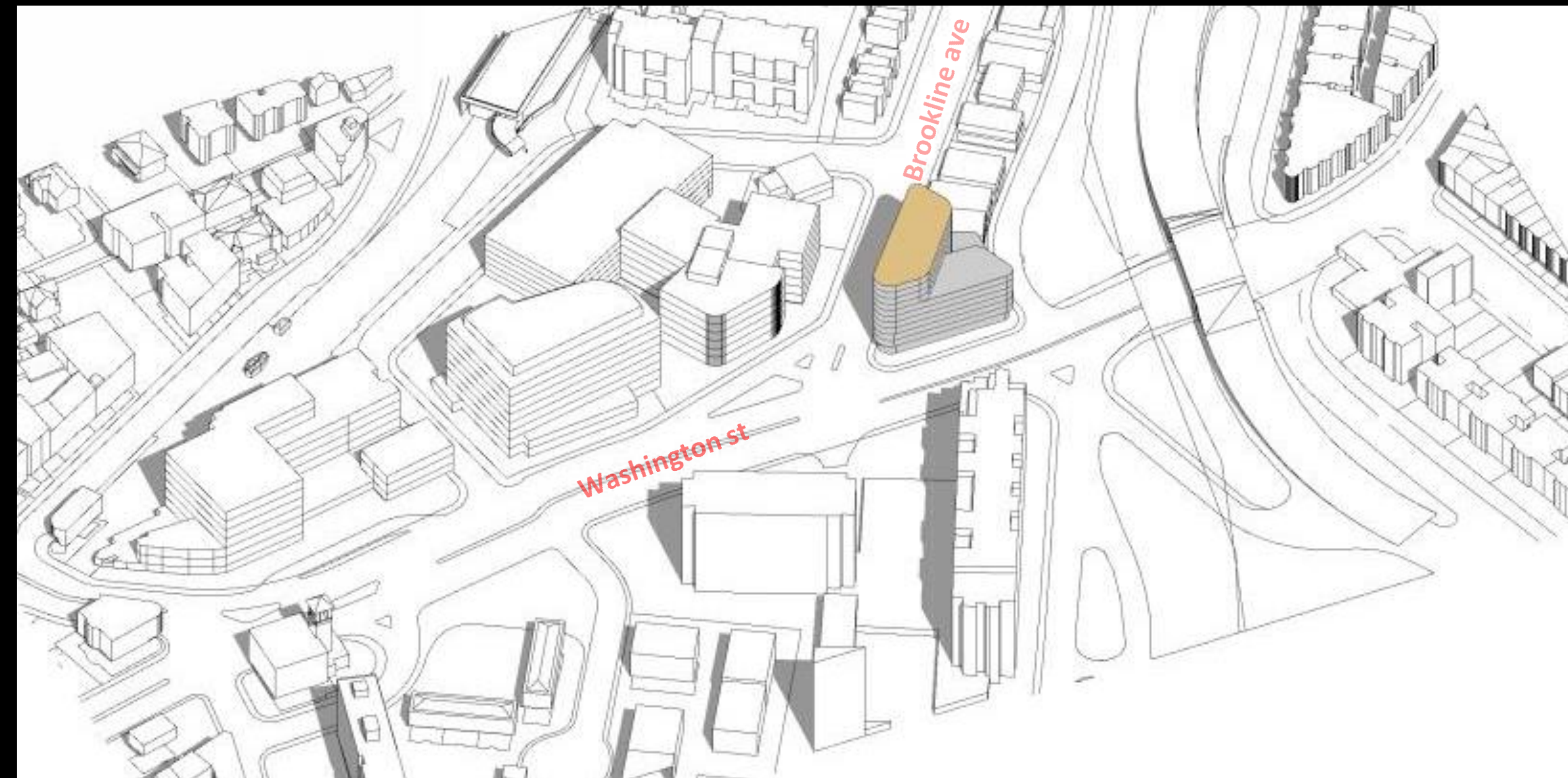
town massing study



town massing study

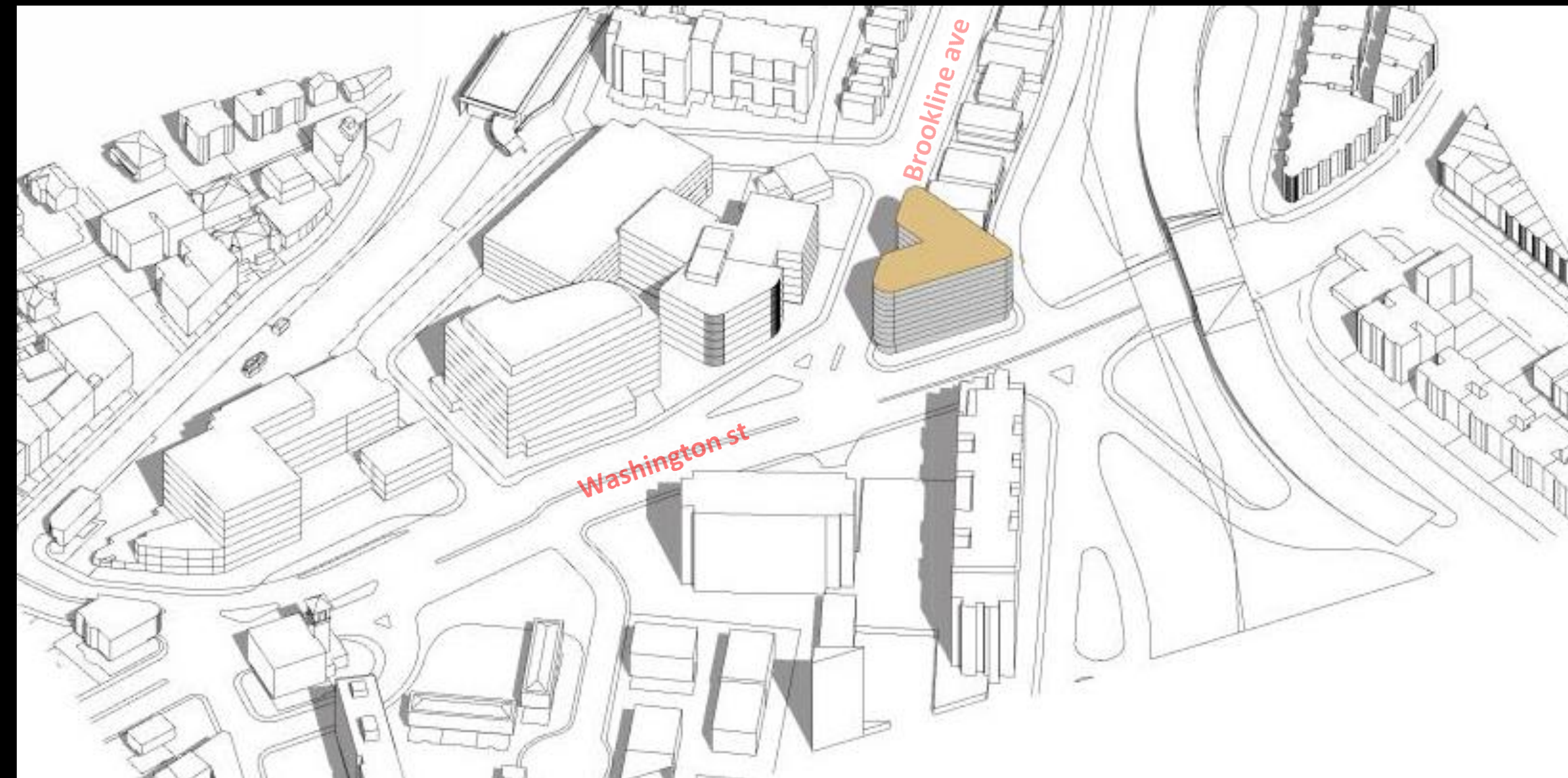


BROOKLINE HOTEL - MASSING STUDIES

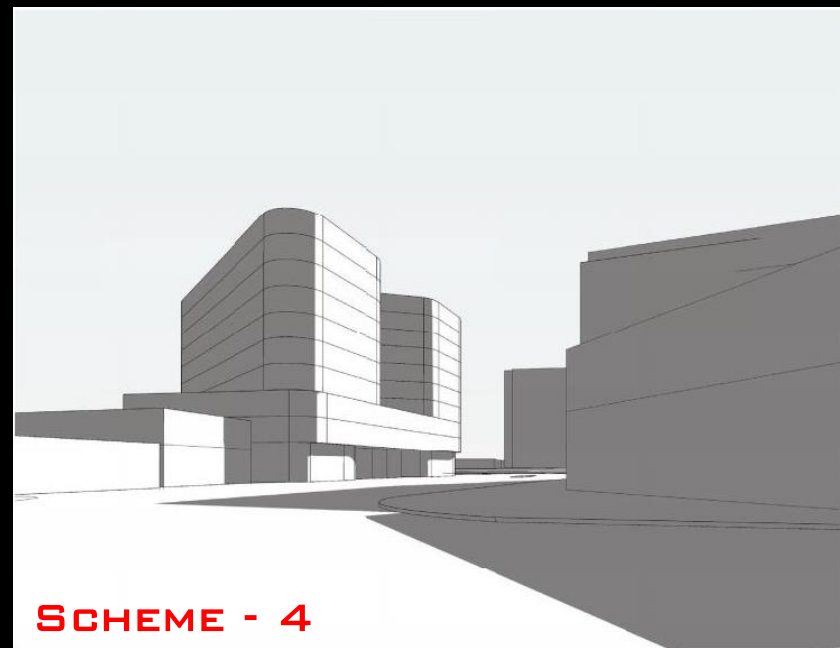
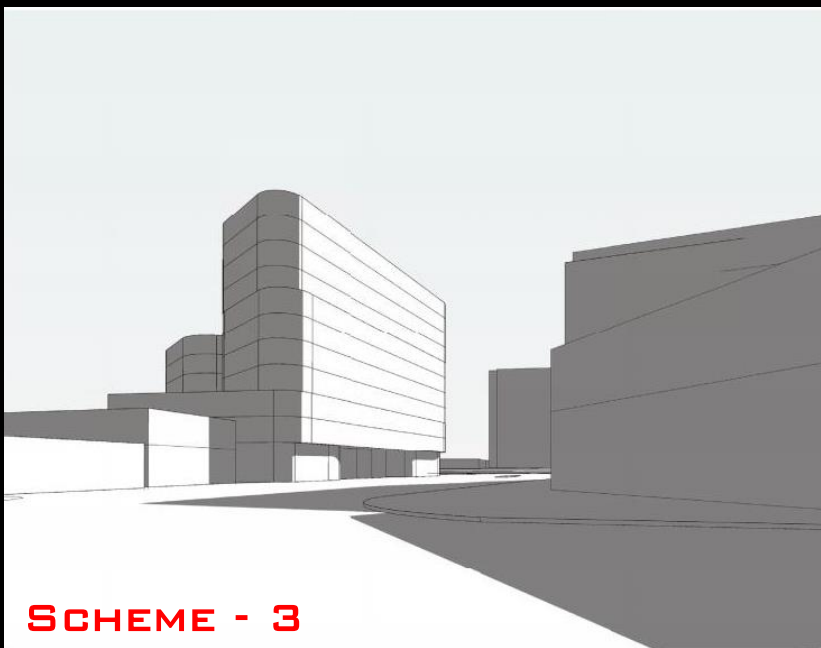
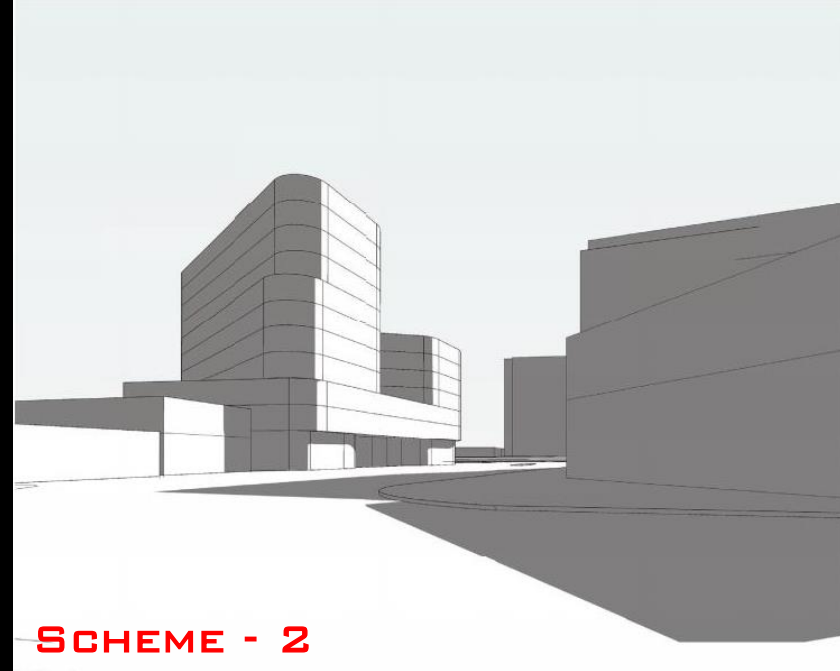
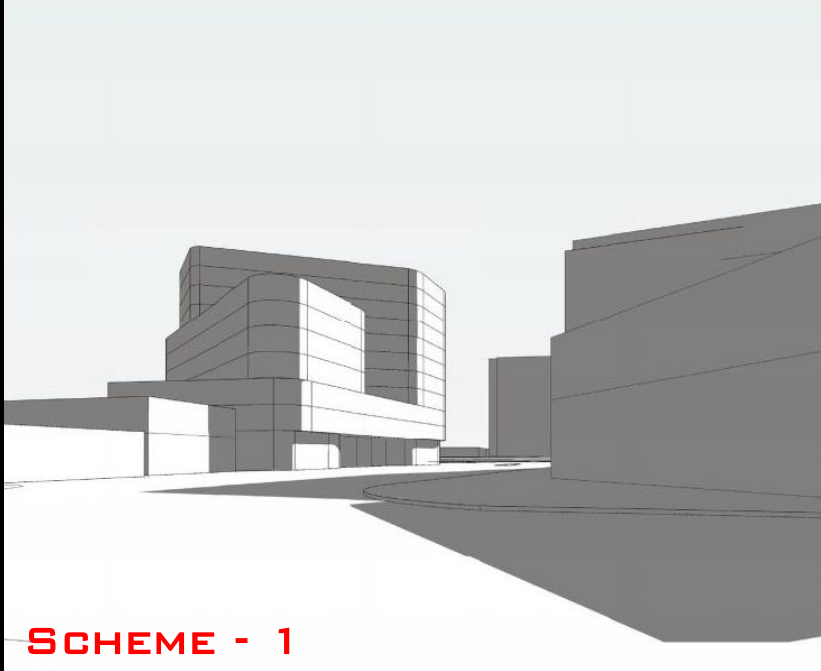


SCHEME 3

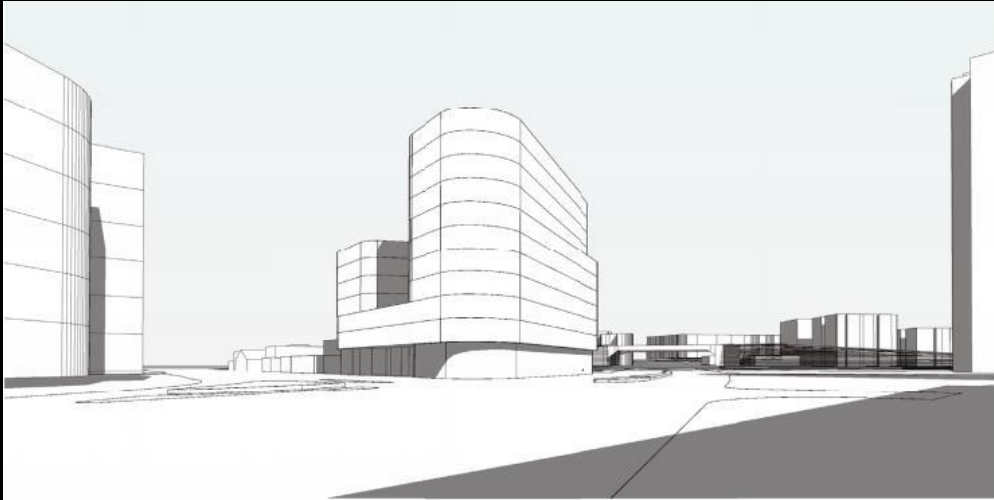
BROOKLINE HOTEL - MASSING STUDIES



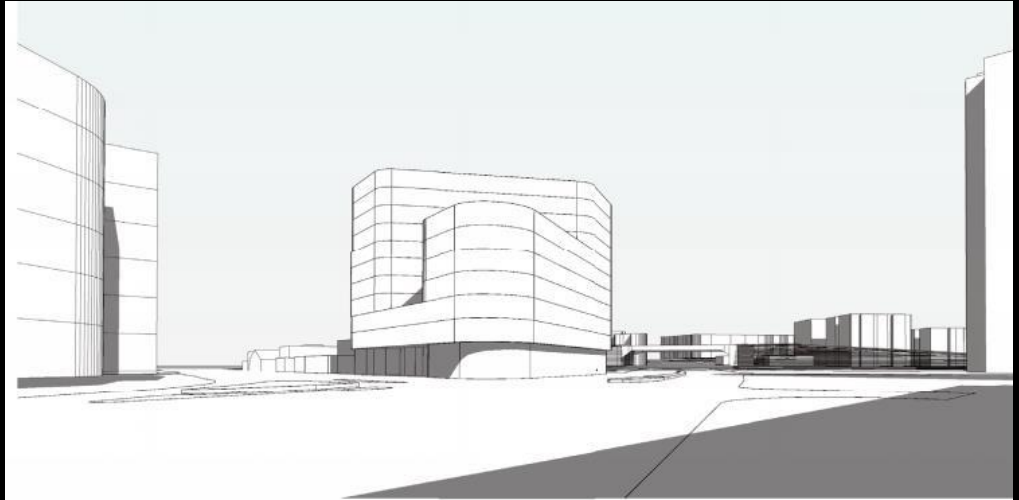
SCHEME 4



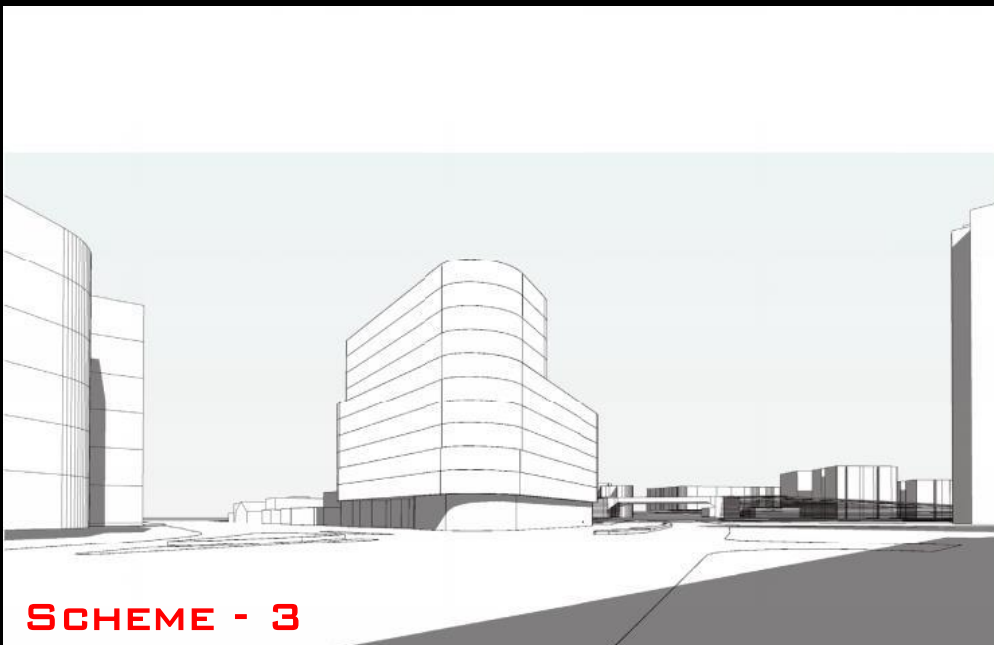
VIEW FROM BROOKLINE AVE



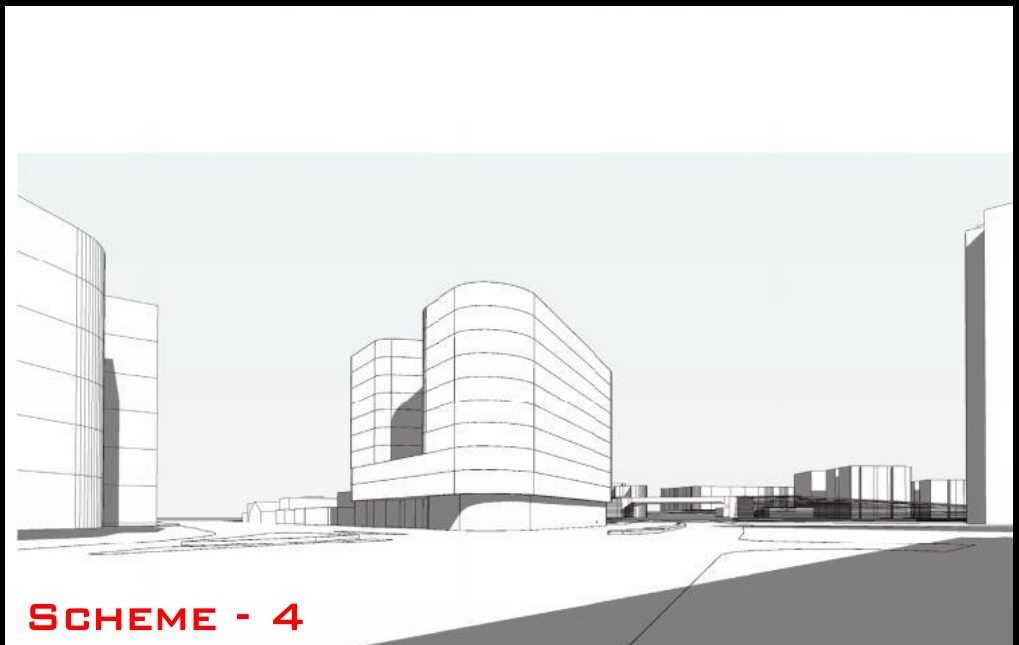
SCHEME - 1



SCHEME - 2

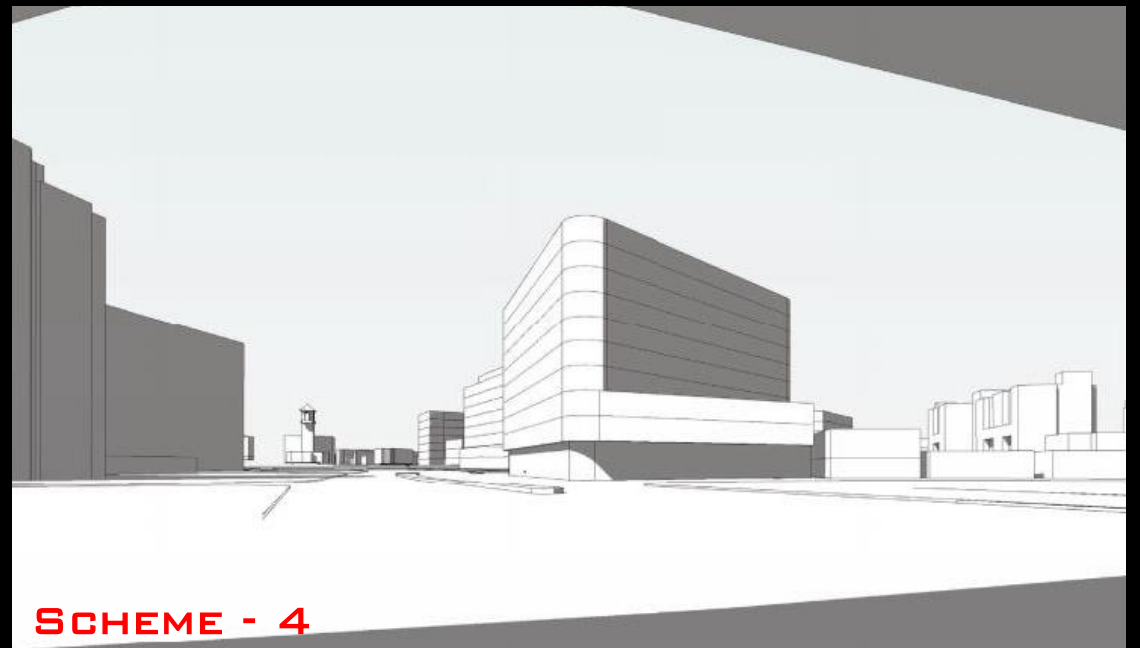
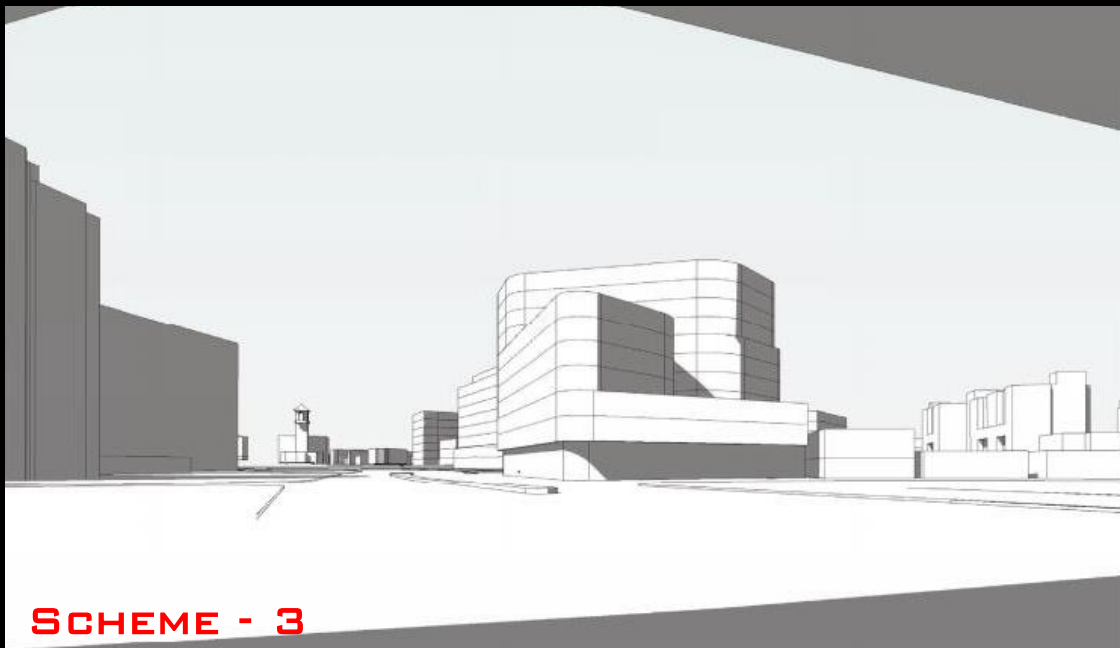
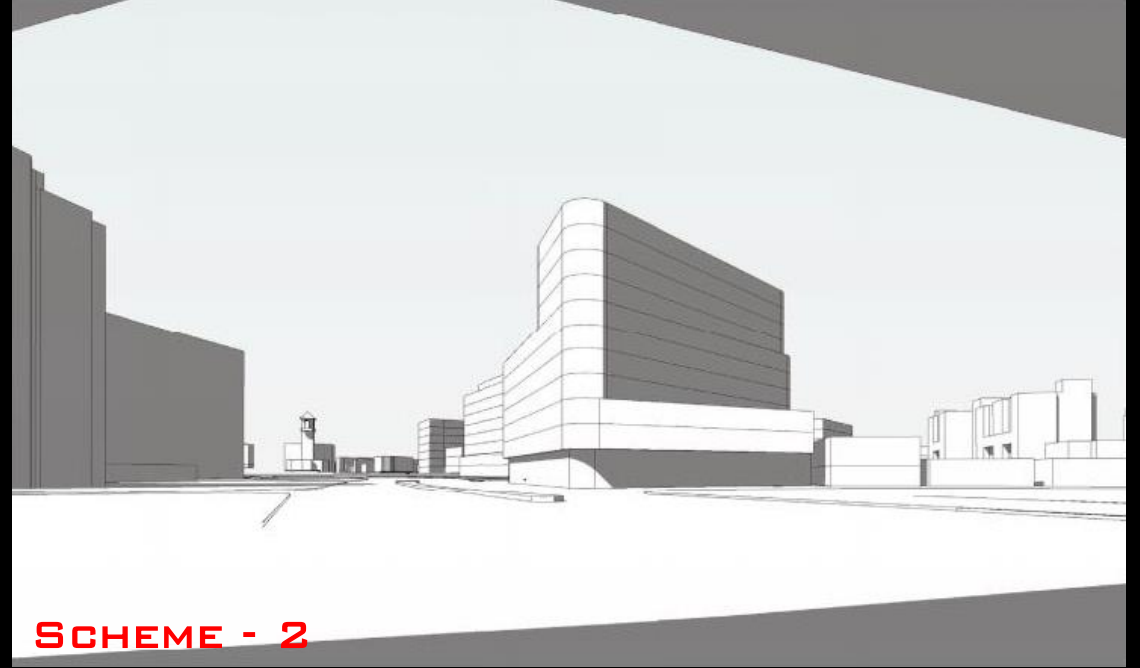
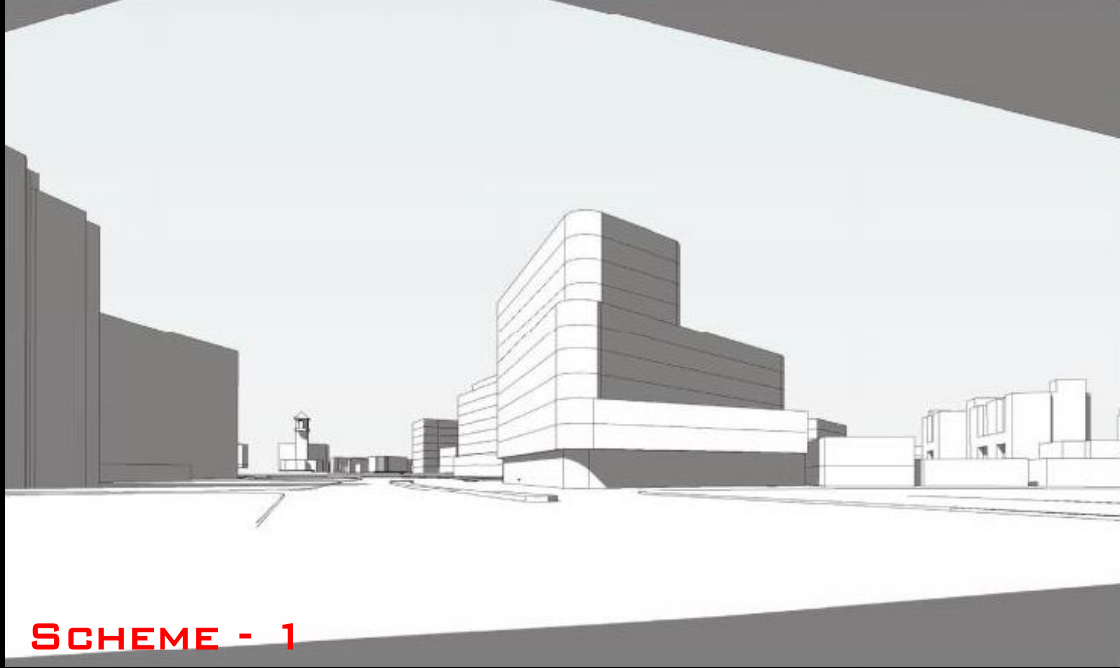


SCHEME - 3

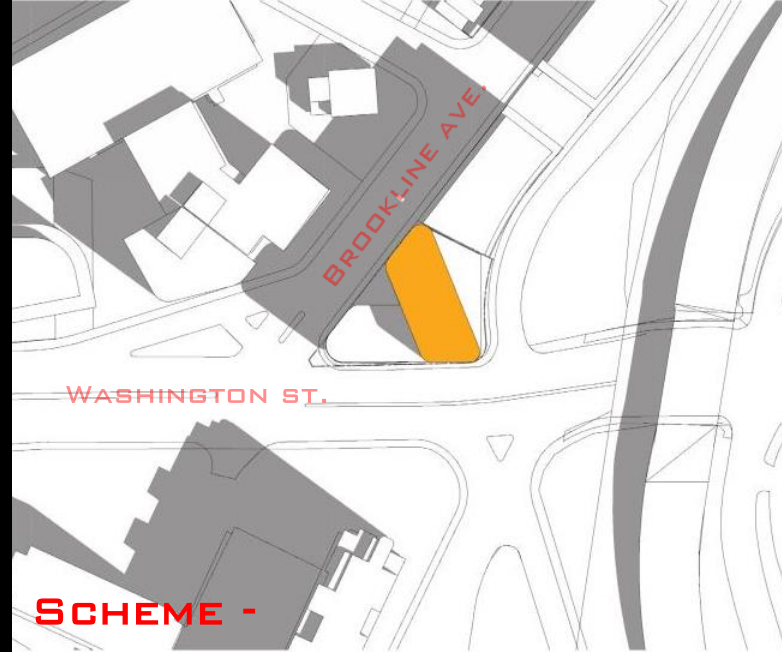


SCHEME - 4

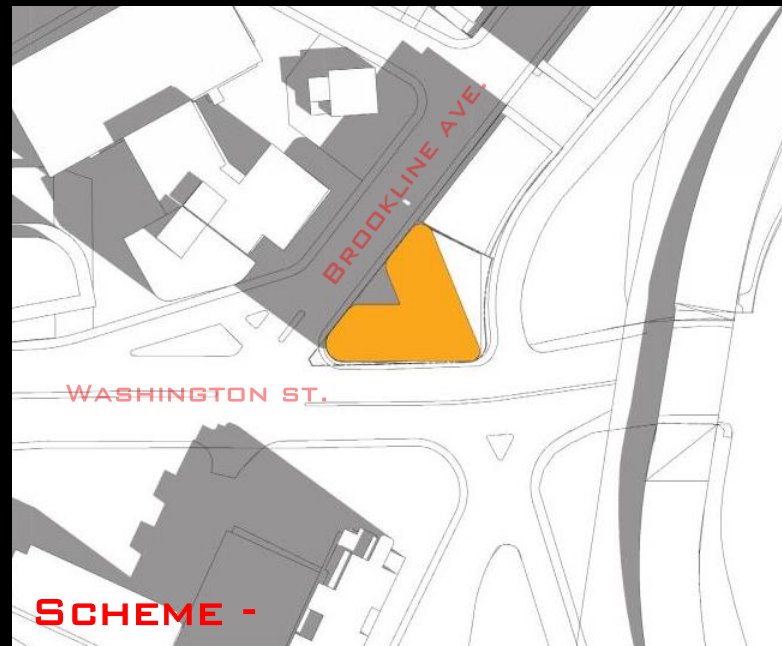
VIEW FROM WASHINGTON ST LOOKING EAST

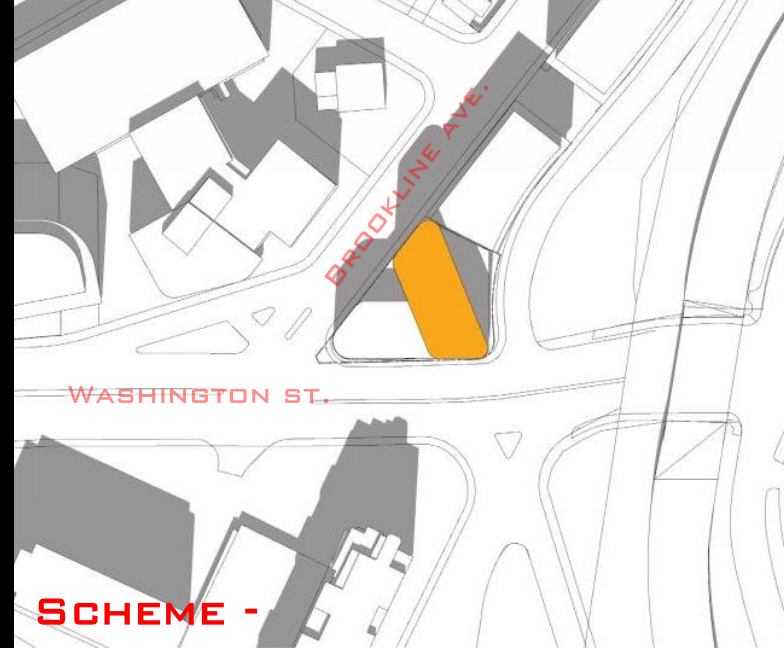
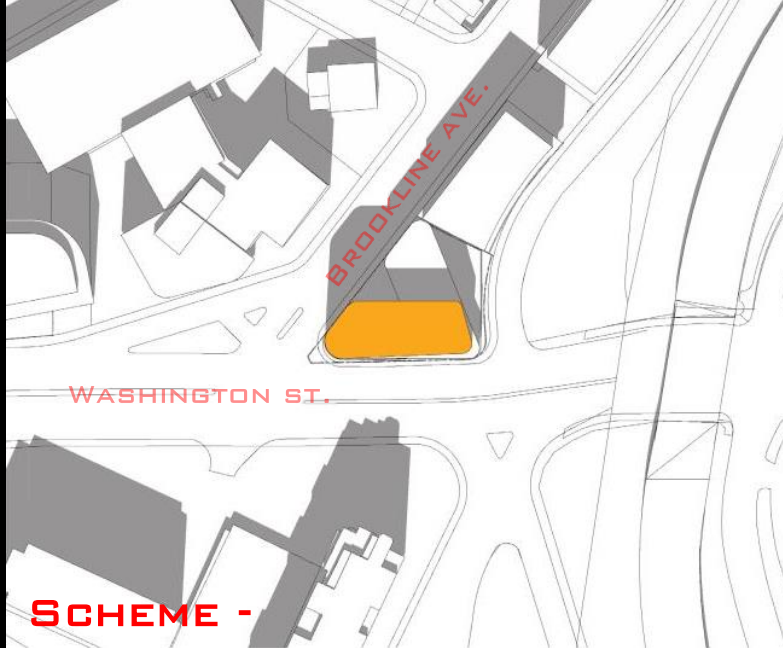


VIEW FROM WASHINGTON ST LOOKING WEST

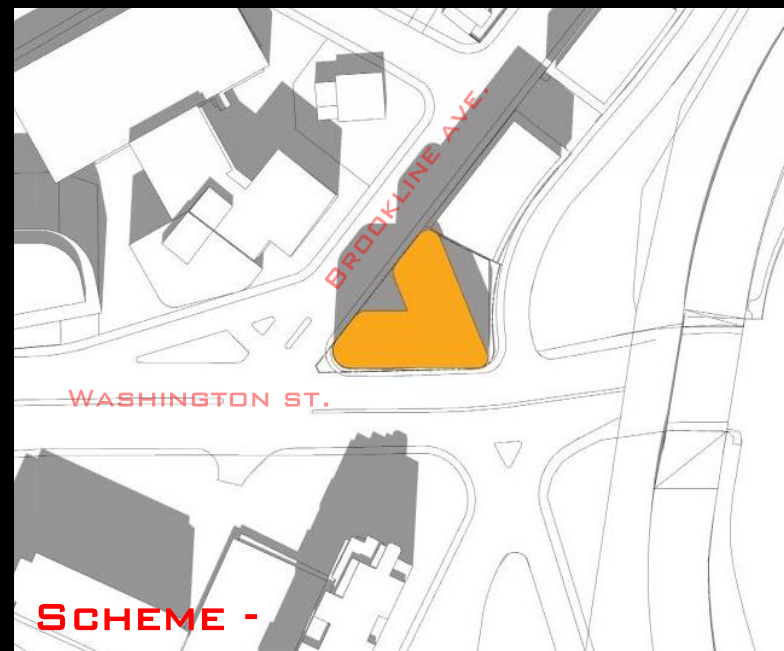
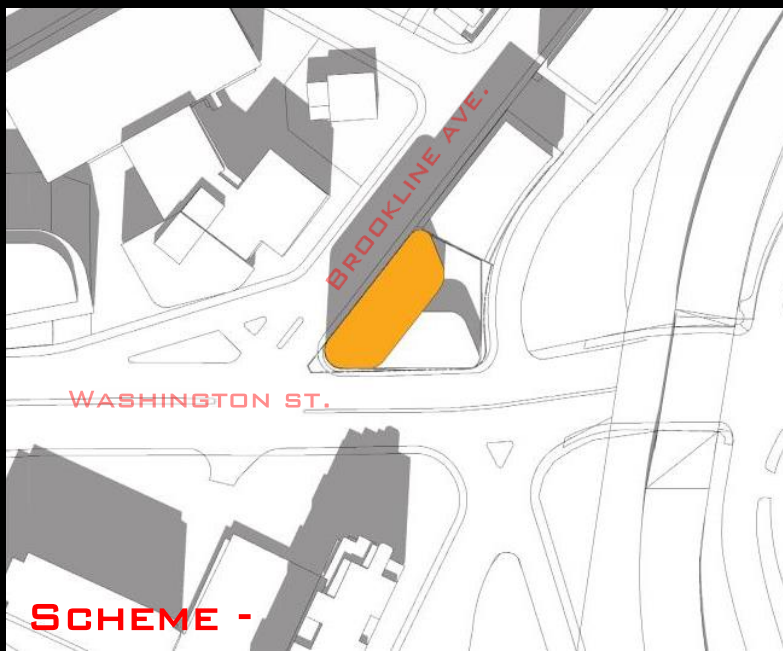


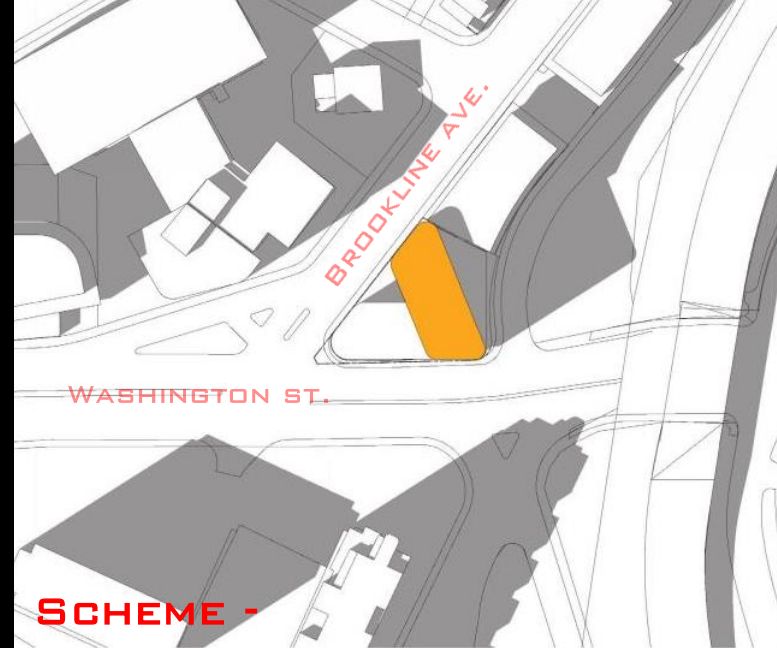
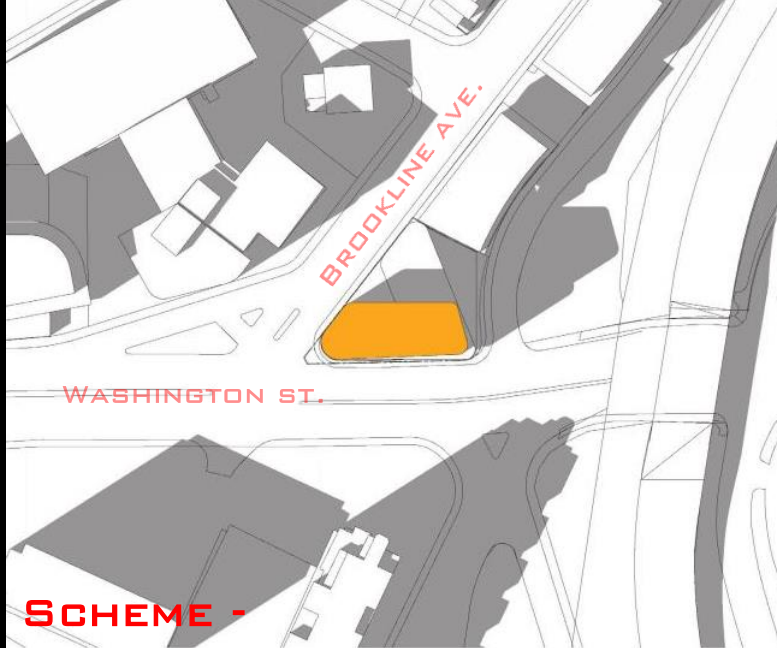
MARCH 22
9:00AM



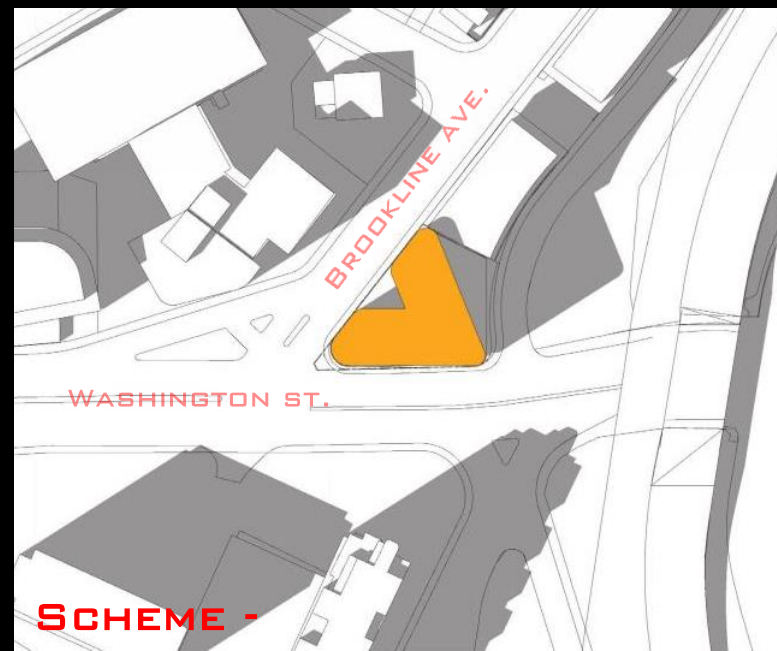
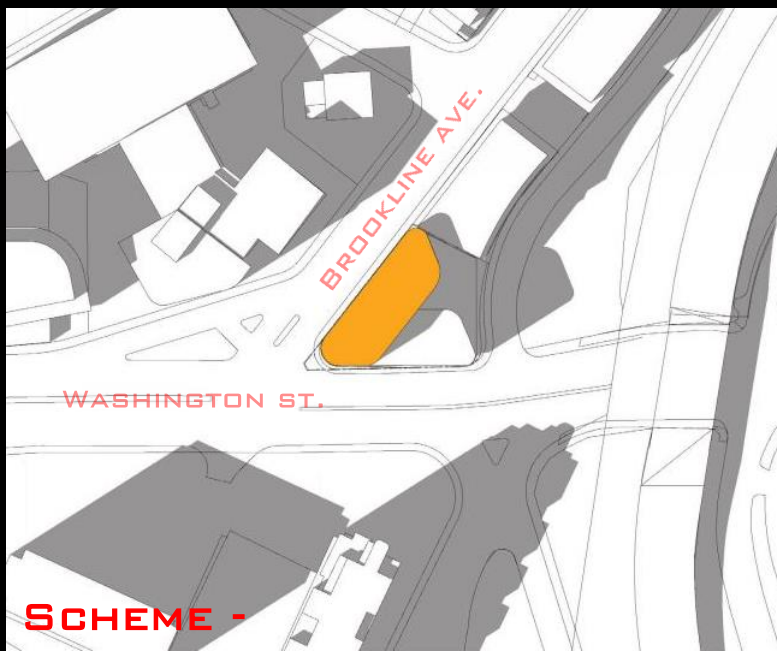


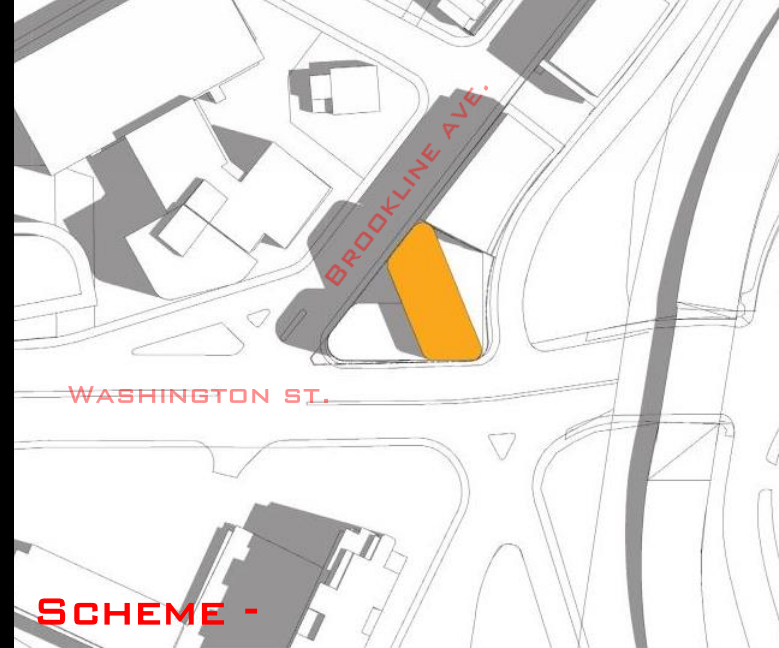
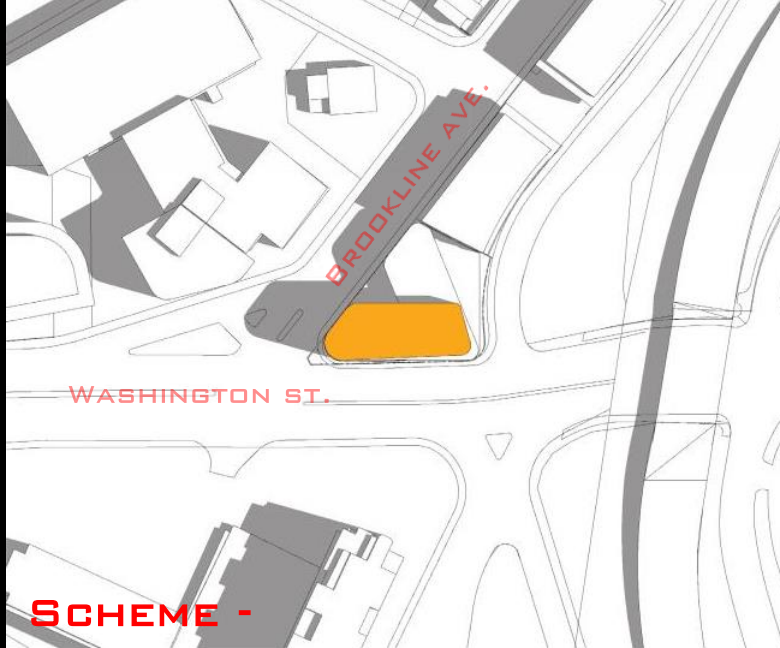
MARCH 22
12:00PM



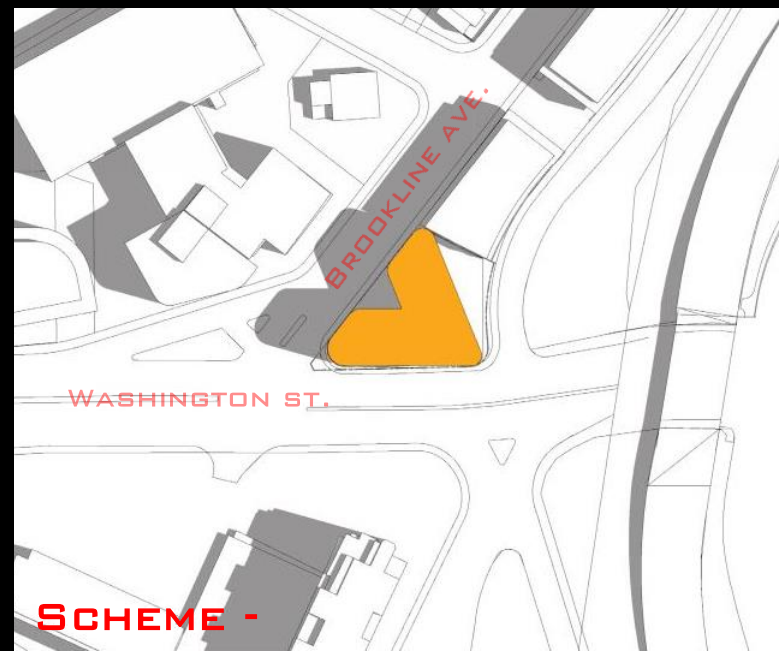


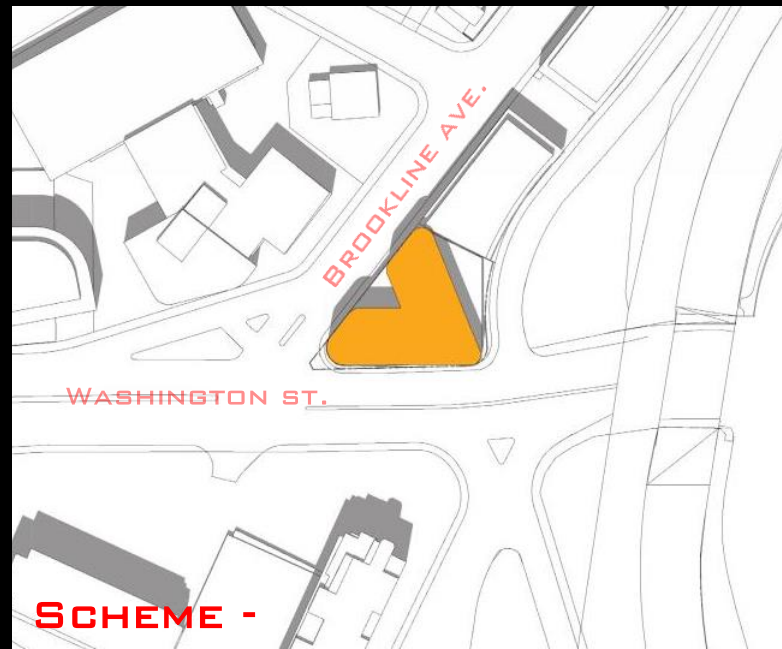
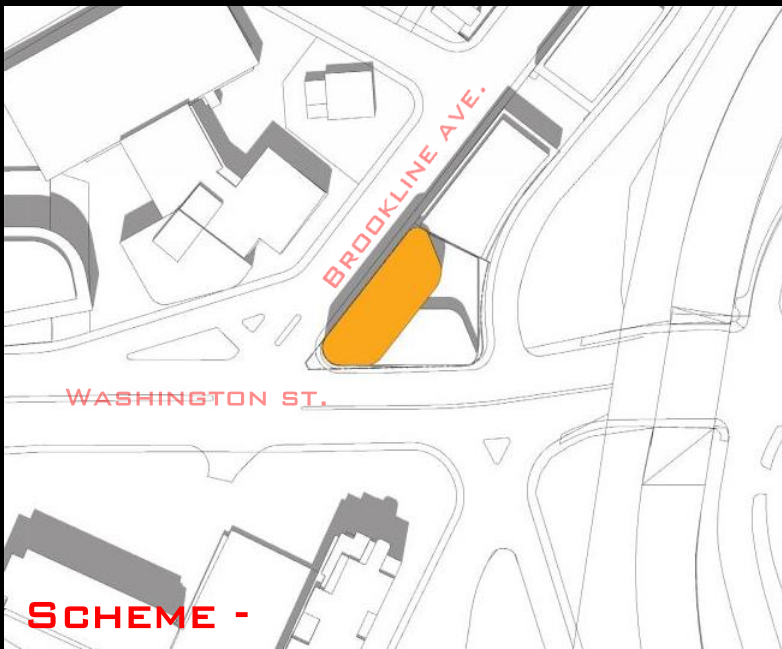
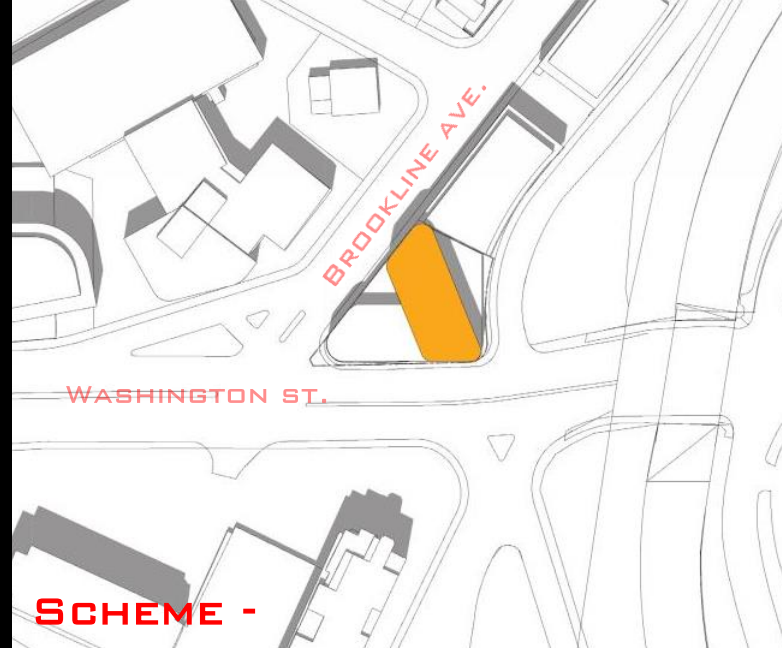
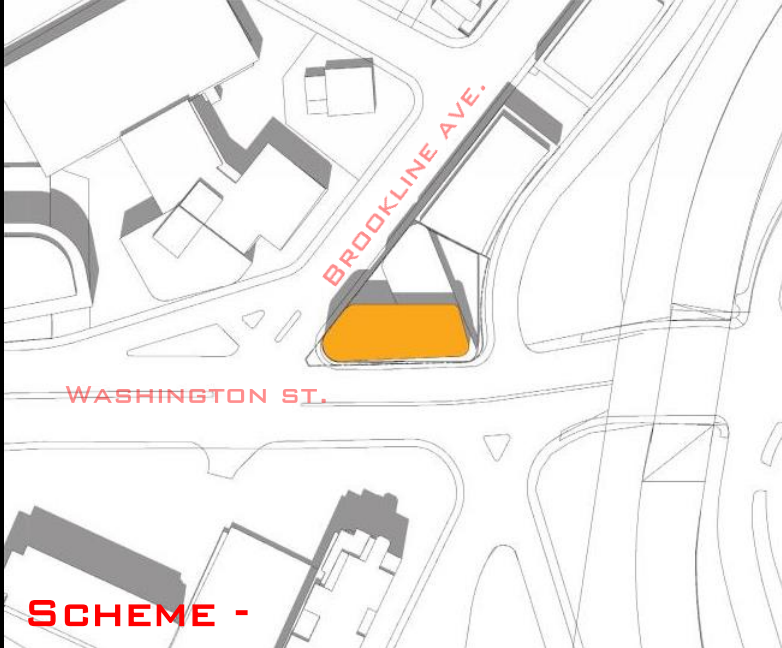
MARCH 22
3:00PM





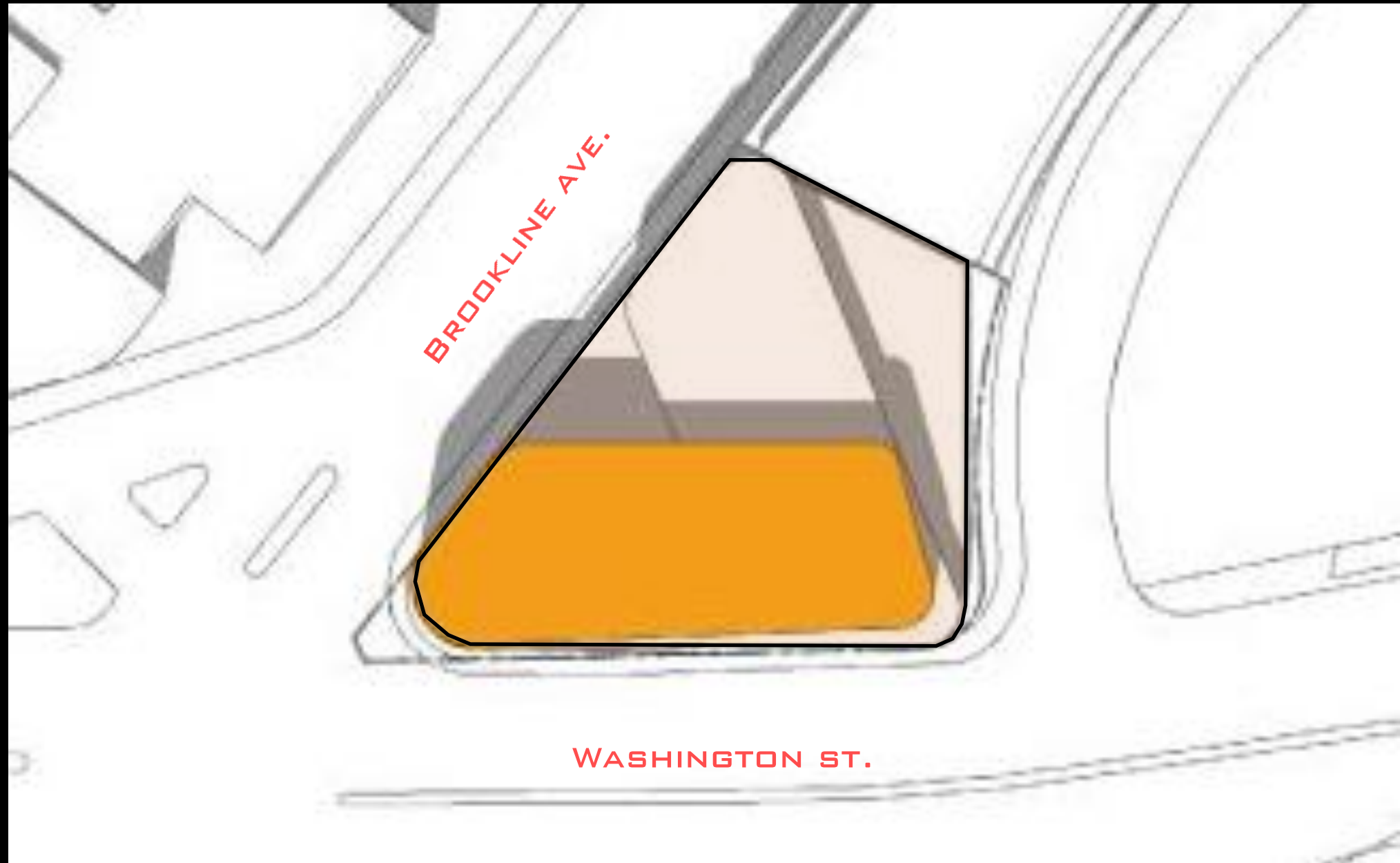
JUNE 22
9:00AM



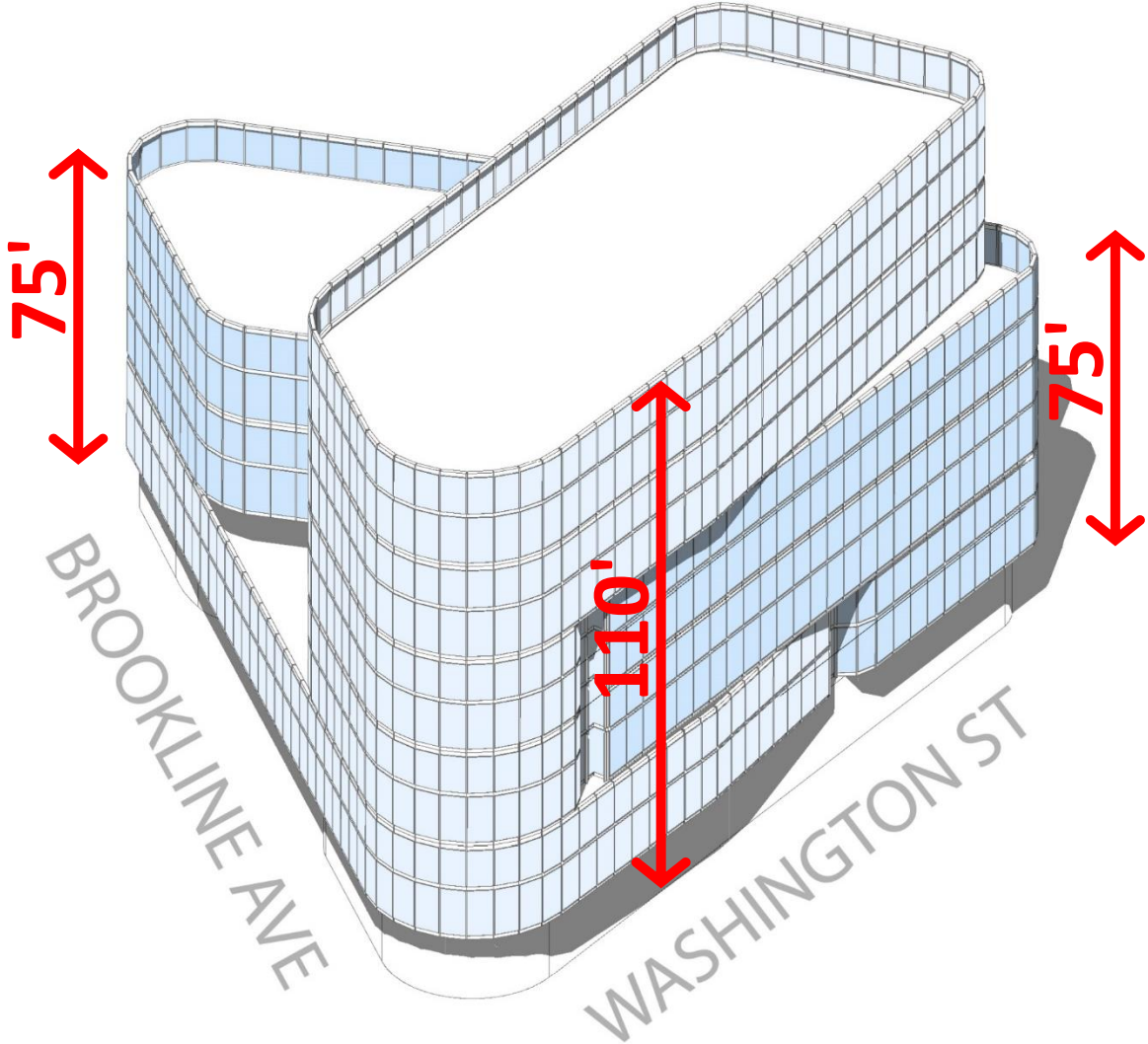


JUNE 22
12:00PM

SCHEME 2 – INTERLOCKING MASSES A



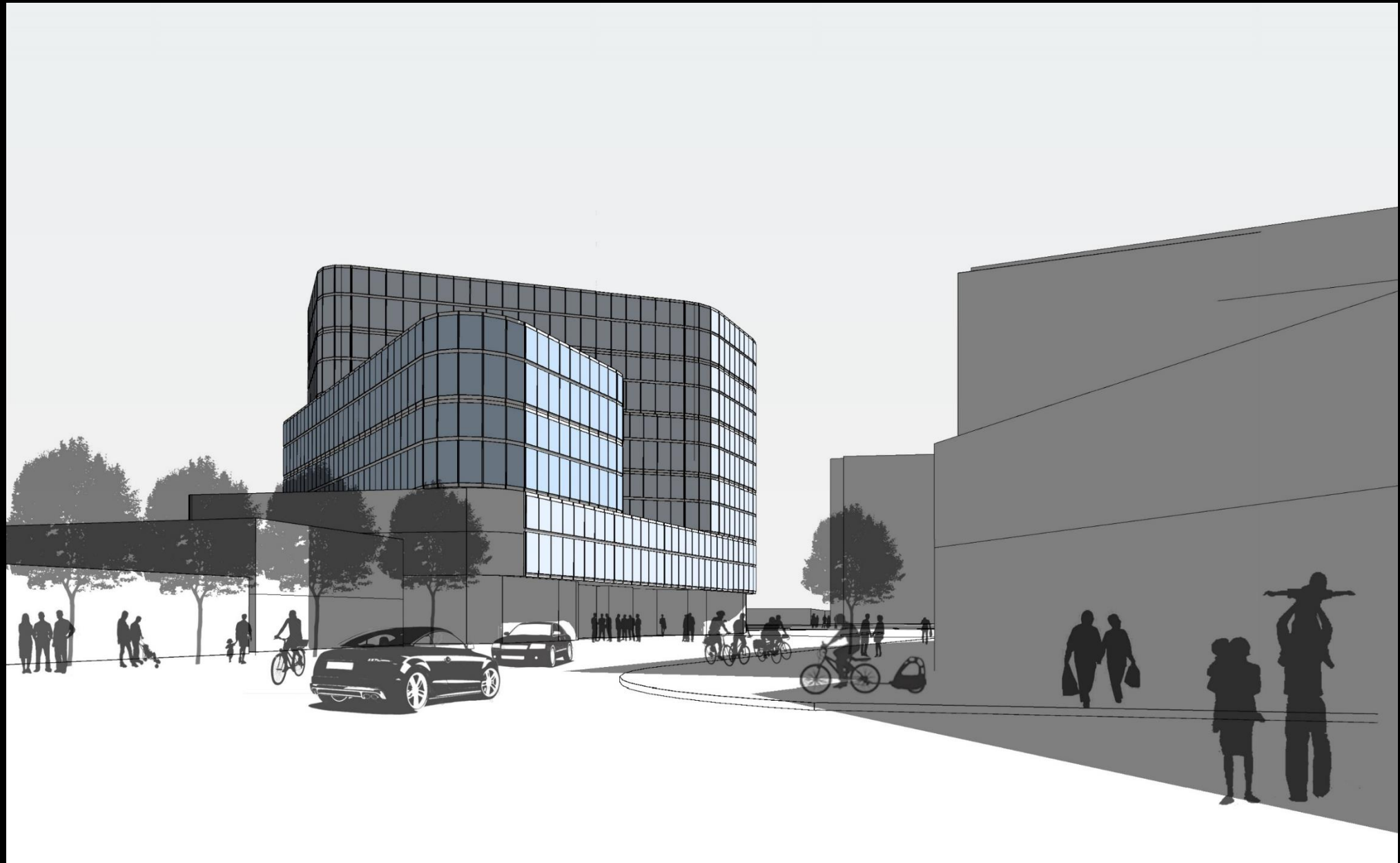
SCHEME 2 – INTERLOCKING MASSES A



SCHEME 2 – INTERLOCKING MASSES A



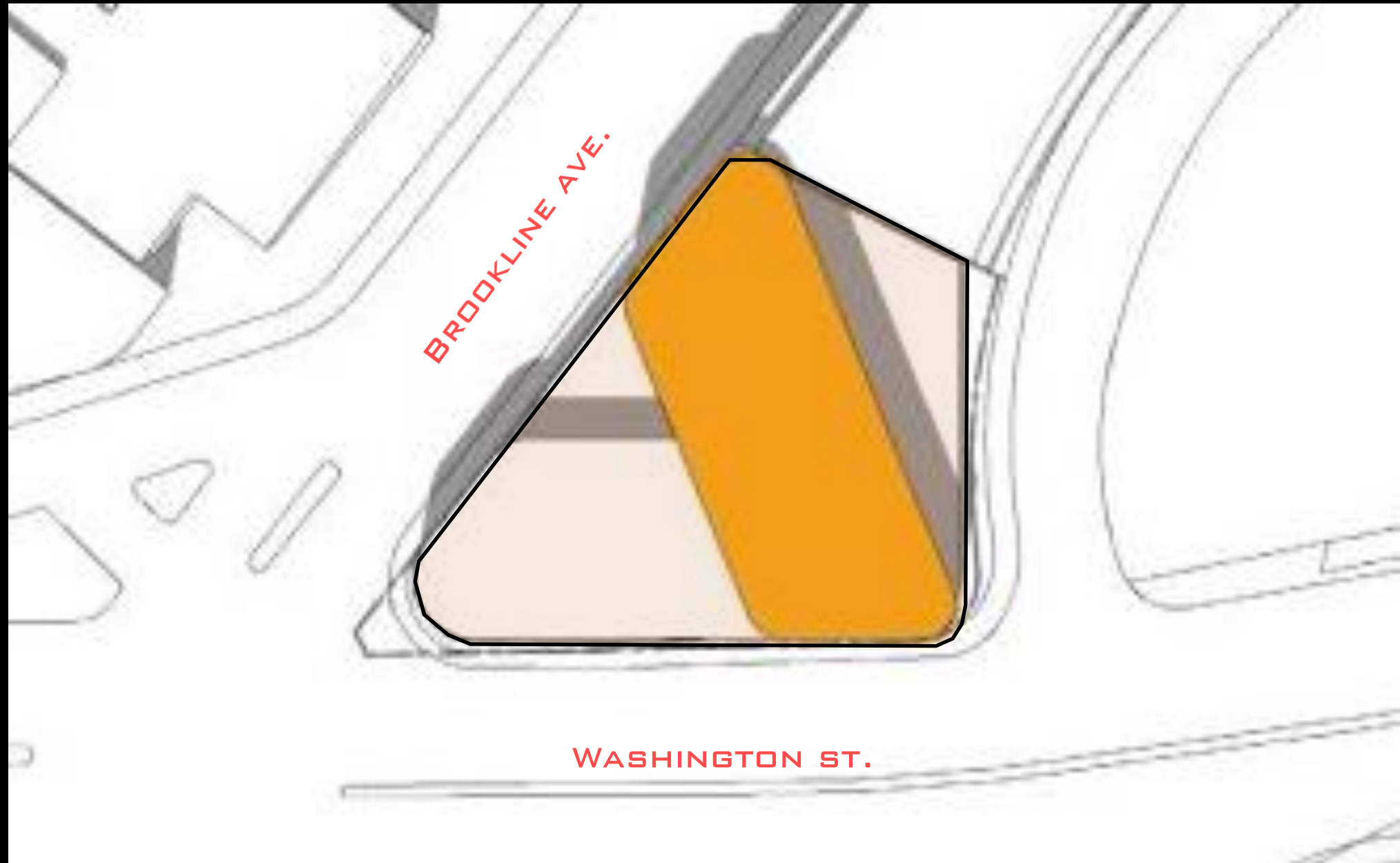
SCHEME 2 – INTERLOCKING MASSES A



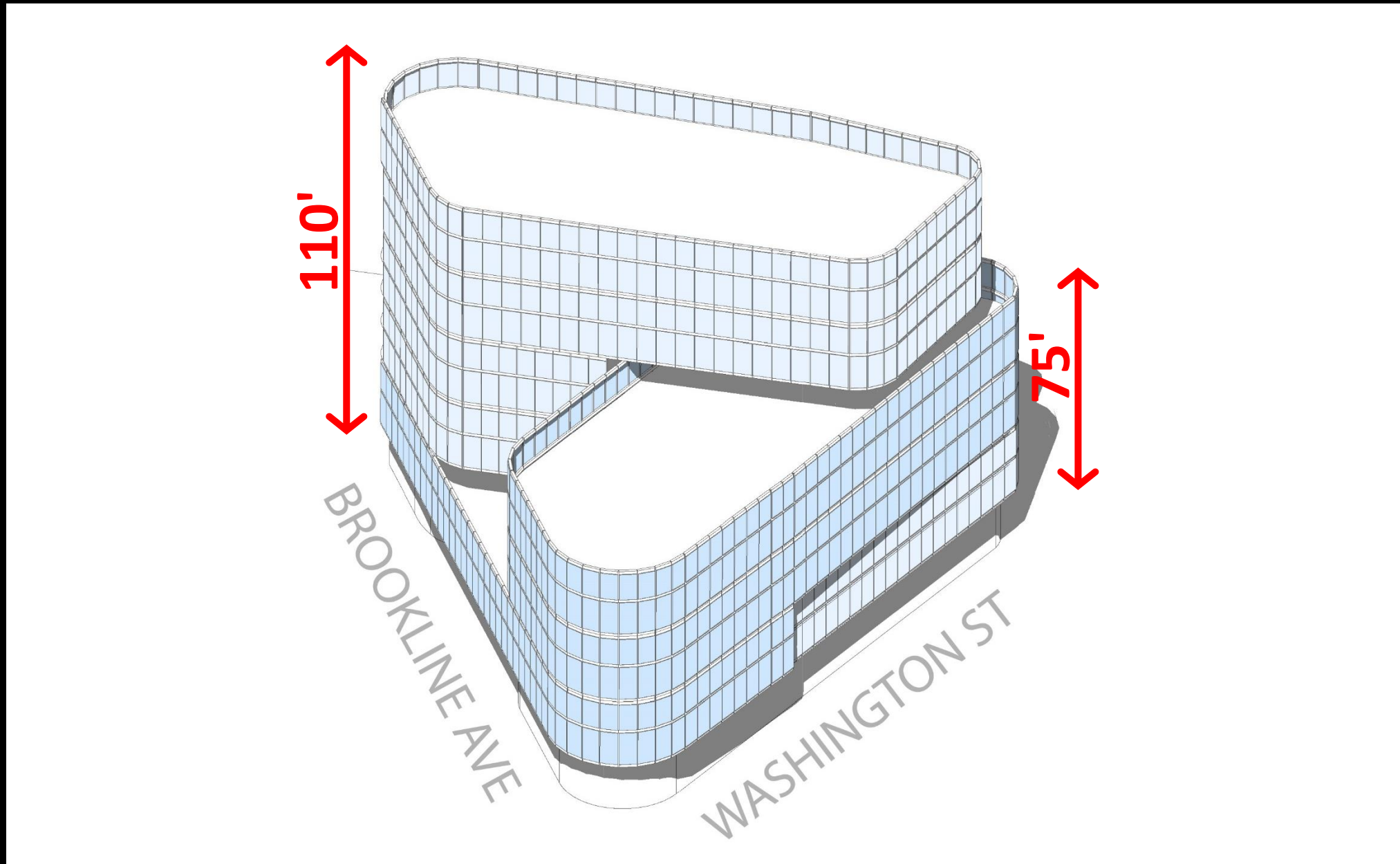
SCHEME 2 – INTERLOCKING MASSES A



SCHEME 3 – INTERLOCKING MASSES A



SCHEME 3 – INTERLOCKING MASSES A



SCHEME 1 – INTERLOCKING MASSES B

SCHEME 3 – INTERLOCKING MASSES B

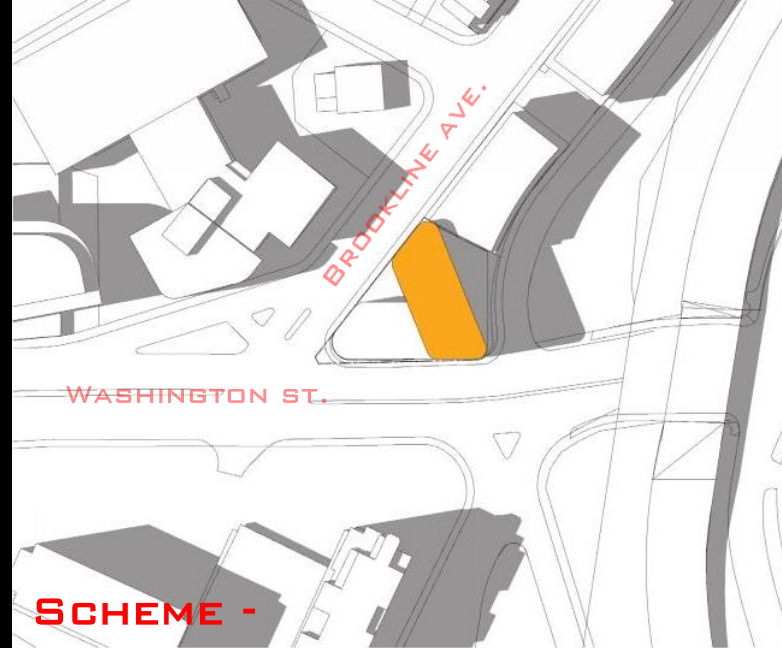
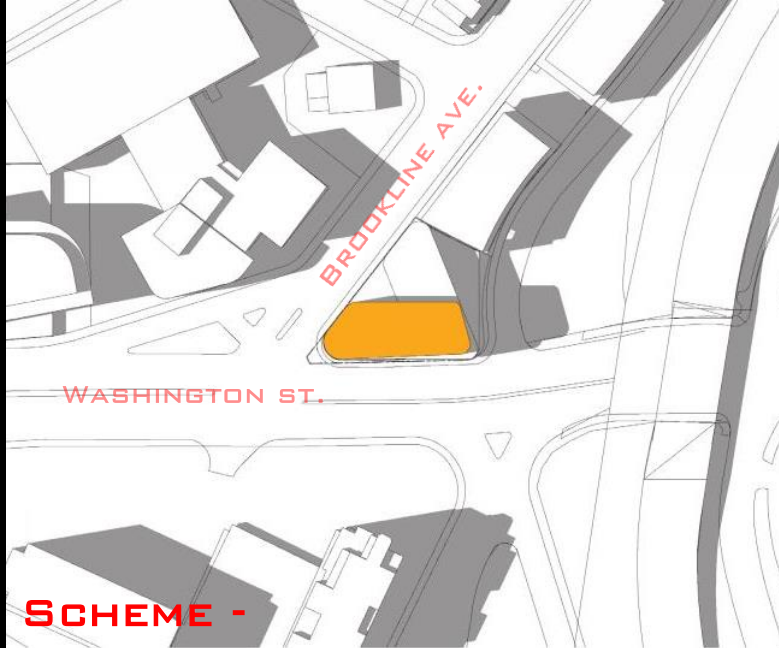


SCHEME 3 – INTERLOCKING MASSES B

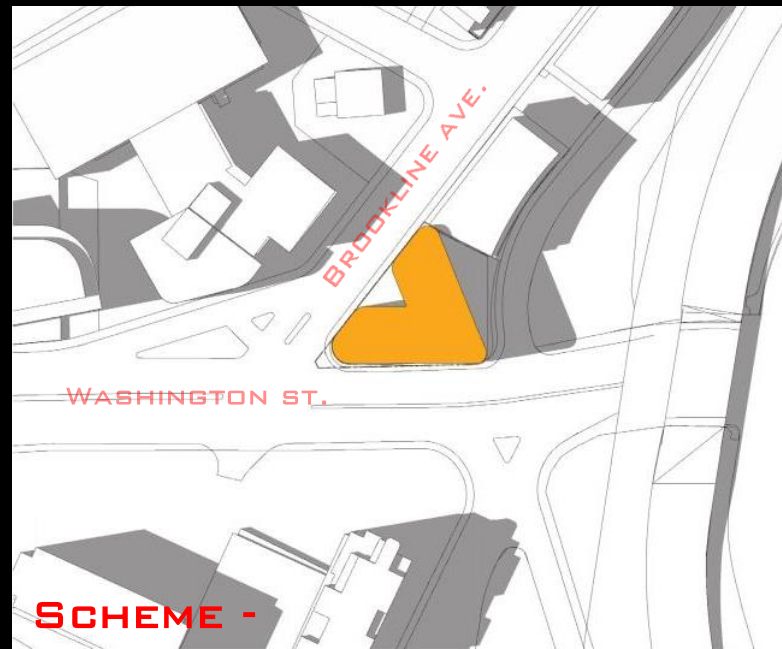
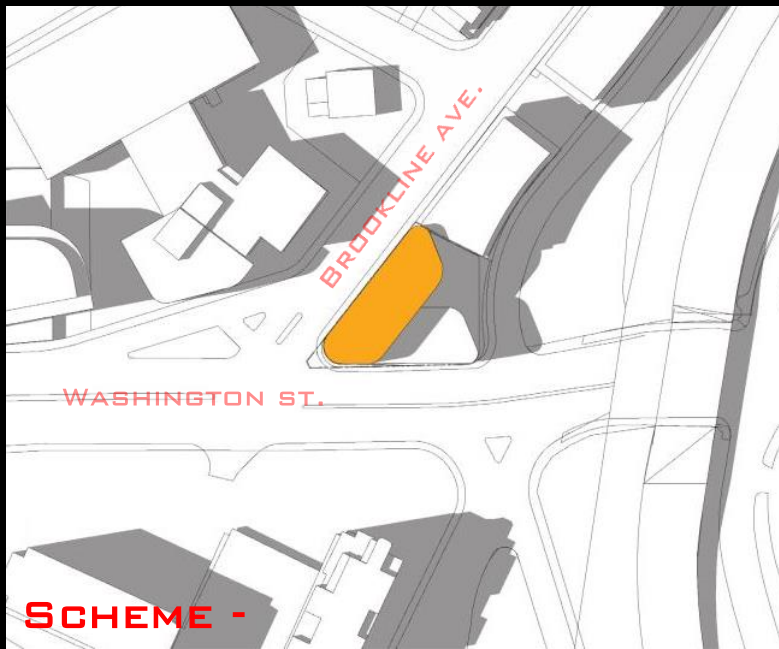


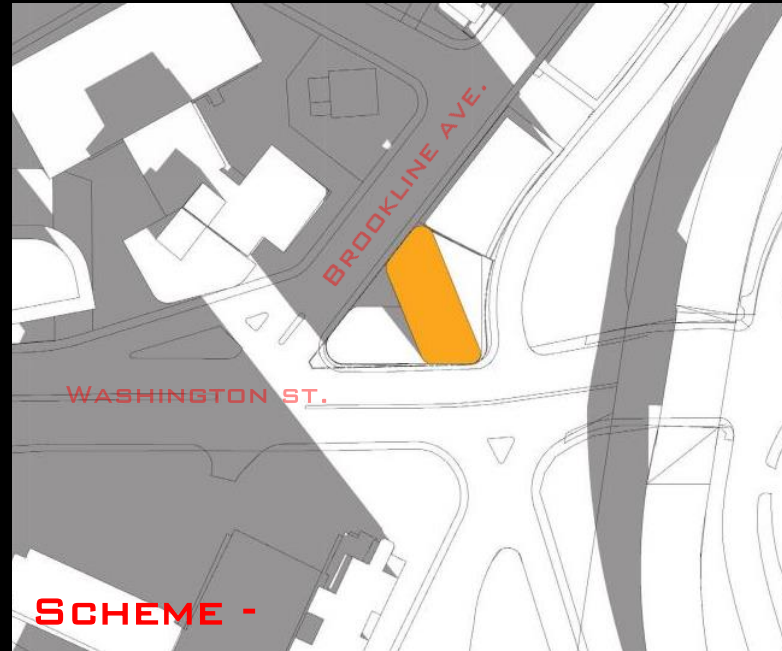
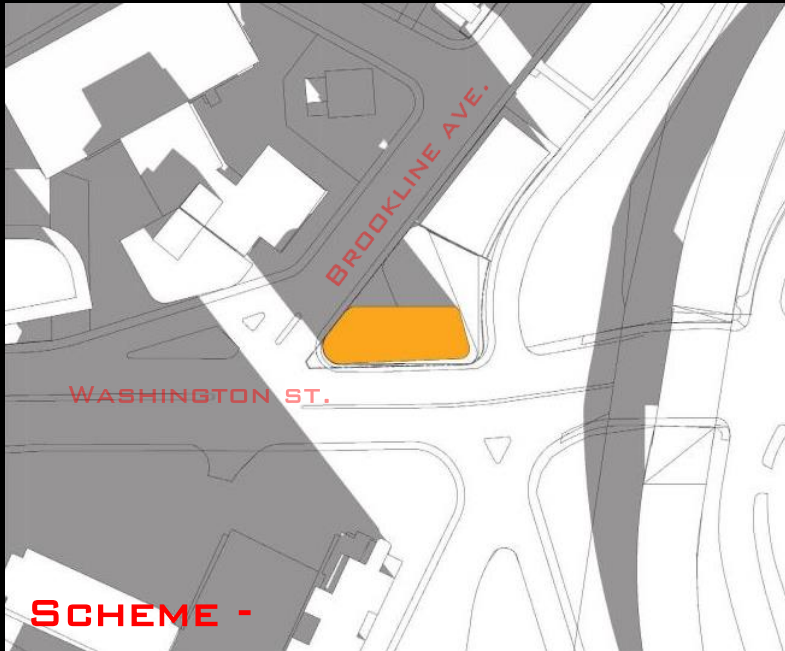
SCHEME 3 – INTERLOCKING MASSES B



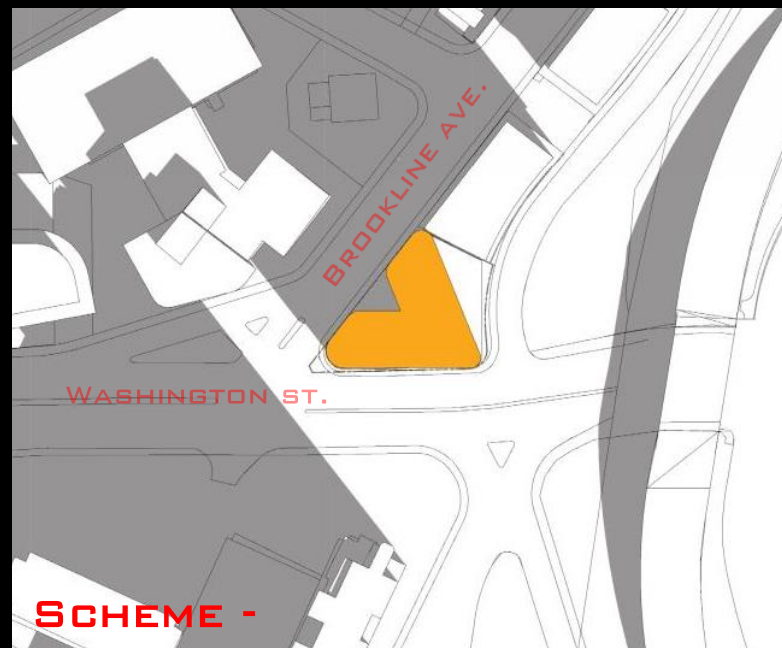
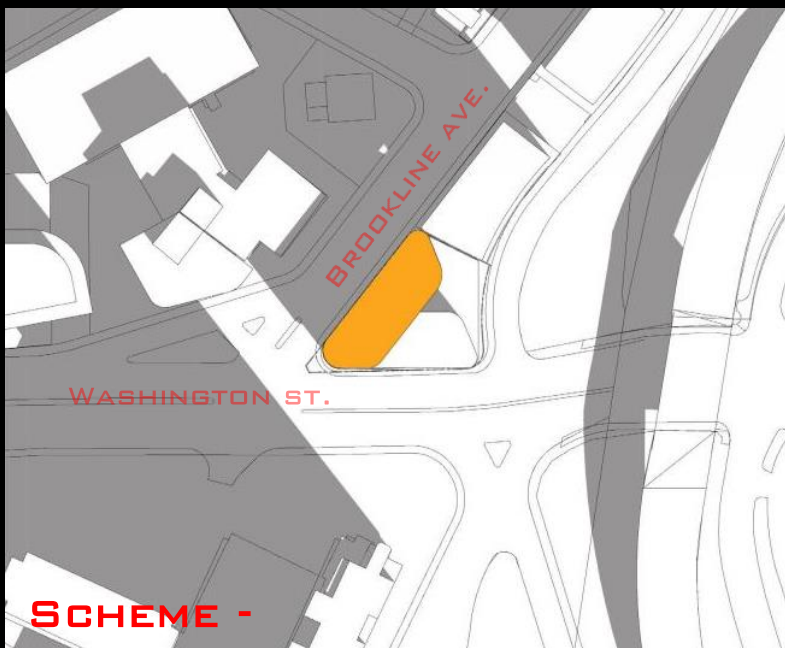


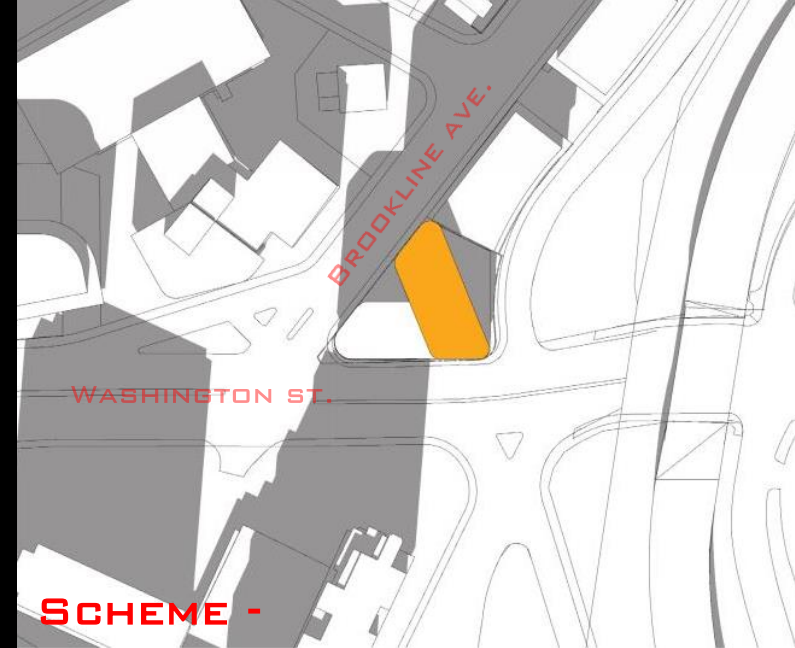
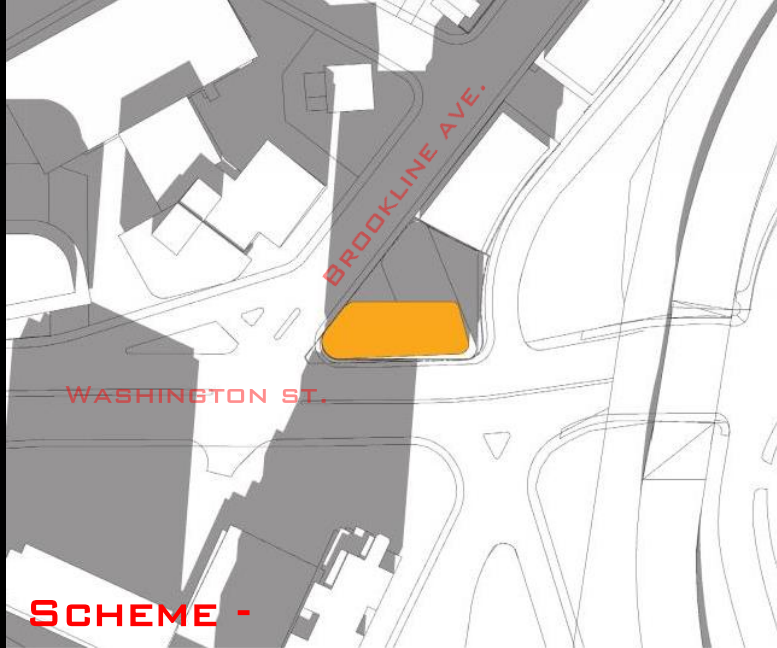
JUNE 22
3:00PM





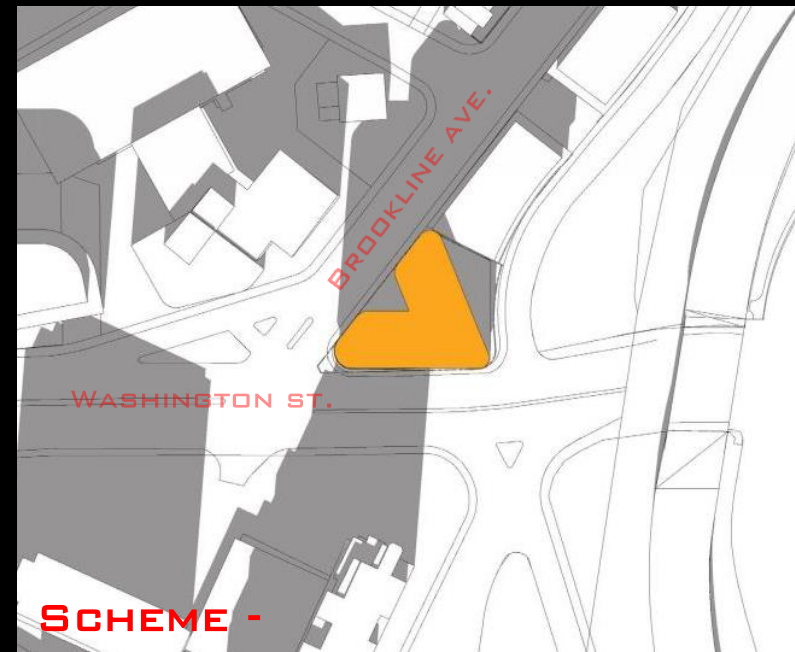
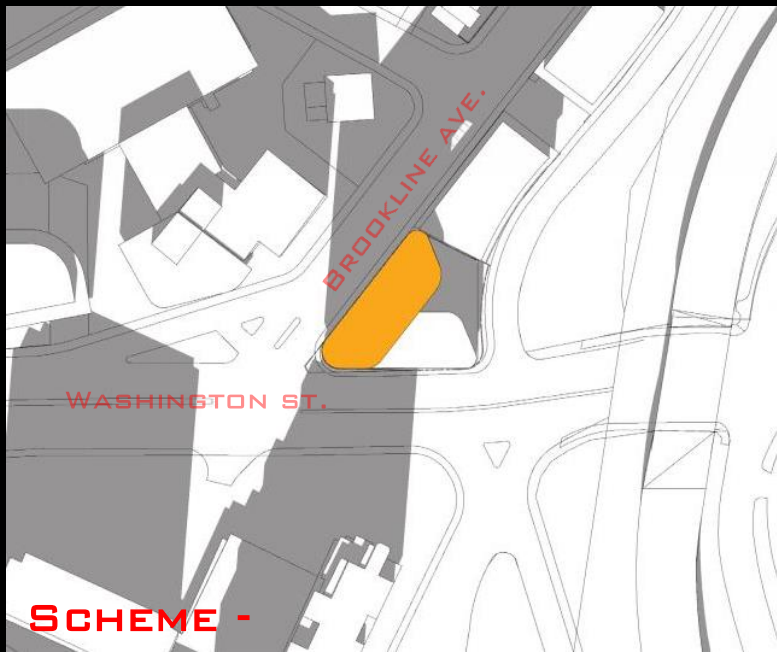
DECEMBER 22
9:00AM

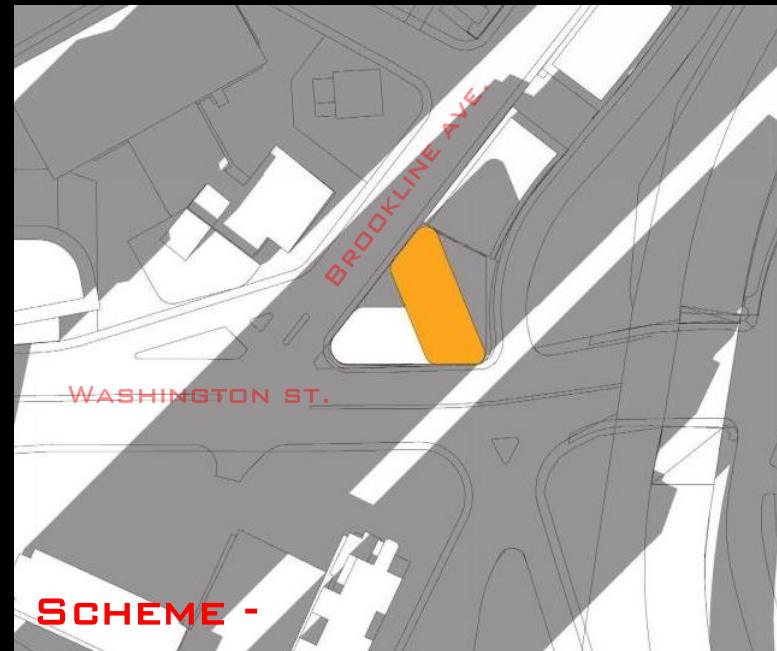
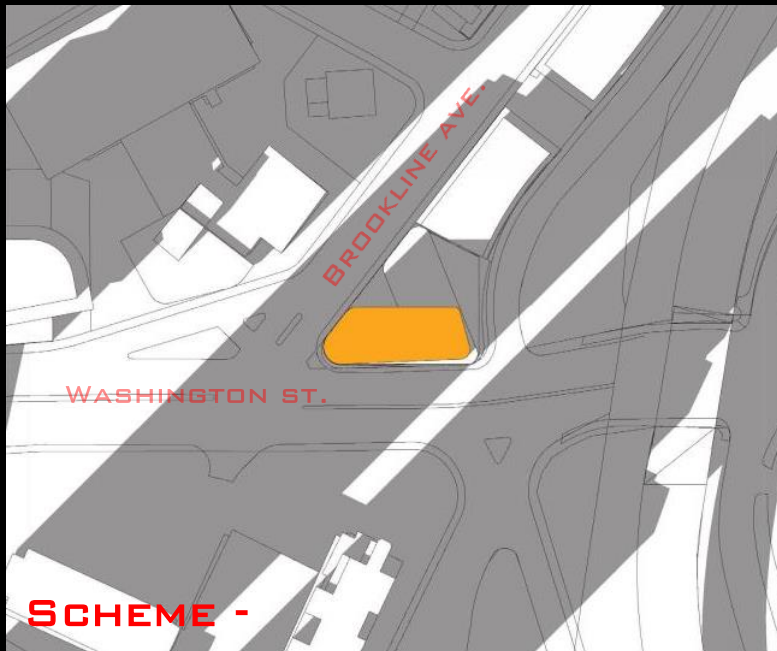




DECEMBER 22

12:00PM





DECEMBER 22
3:00PM

